



City Council Regular Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, December 16, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Land Acknowledgement

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

5. Approval of Agenda and Consent Agenda Items

- A. Minutes of the November 25, 2025, Worksession
- B. Minutes of the December 2, 2025, Council Dinner meeting
- C. Minutes of the December 2, 2025, Council meeting
- D. Approval of claims, wages, and transfers for November 25 through December 5, 2025

6. Public Recognitions and Presentations

A. North Thurston High School Volleyball Team State Champions

Jackie Meyer, Teacher and Coach, North Thurston High School

Angela Brooks, Director of Activities, Arts, & Athletics, North Thurston High School

B. 2026 Federal Legislative Priorities

Shannon Kelley-Fong, Assistant City Manager

Joel Rubin, CFM Advocates

David Hodges, CFM Advocates

C. **Night Market Update**

Wesley Nguyen, Economic Development Coordinator
Jason Huang, SWAE Night Market

D. **Retirement of Police Commander Joe Upton**

Rick Walk, City Manager
Robert Almada, Police Chief

7. Proclamations

A. **Recognition of Service Clubs**

Representatives from regional service clubs

8. Public Comment

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

9. Resolutions

A. **Resolution 1178 - 2025 Hazardous Waste Management Plan Adoption**

Thurston County Public Health & Social Services

10. Ordinances

A. **Ordinance 1689: Chapter 9.60 - Indigent Defense Standards Amendment**

Shannon Kelley-Fong, Assistant City Manager

B. **Ordinance 1690: Cable Utility Tax**

Shannon Kelley-Fong, Assistant City Manager

C. **Ordinance 1691: Reserve Designation**

Chelsea Knight, Accounting Manager

D. **Ordinance 1692: Business & Occupation Tax Model**

Chelsea Knight, Accounting Manager

E. **Ordinance 1693: 2026 Budget**

Troy Woo, Finance Director

F. **Ordinance 1694: Comprehensive Plan Adoption**

Vanessa Dolbee, Community and Economic Development Director
Ryan Andrews, Community Planning Manager

G. **Ordinance 1695: Title 16 Zoning Amendments**

Vanessa Dolbee, Community and Economic Development Director
Ryan Andrews, Community Planning Manager

11. Mayor's Report

A. Commission on Equity Reappointment - Raul Garza

B. Commission on Equity Reappointment - Clifton Brown

C. Commission on Equity Reappointment - Jon Hegwood

D. Commission on Equity Reappointment - Kim Sauer

12. City Manager's Report

- A. **2026 Lodging Tax Fund Allocation**
Shannon Kelley-Fong, Assistant City Manager
Sadie Siglin, Management Analyst

13. Council Reports

- A. Mayor Andy Ryder:
1. Mayors' Forum
 2. Thurston Chamber Shared Legislative Committee
 3. Transportation Policy Board (TPB)
- B. Deputy Mayor Malcolm Miller:
1. Economic Development Council (EDC)
 2. Lodging Tax Advisory Committee (LTAC)
 3. Thurston County Coalition Against Trafficking (TCCAT)
 4. Joint Animal Services Commission (JASCOM)
- C. Councilmember Lenny Greenstein:
1. Emergency Medical Services (EMS)
 2. TCOMM911
 3. Opioid Abatement Council Independent Subcommittee
- D. Councilmember Michael Steadman:
1. Nisqually River Council
 2. Thurston County Law & Justice Council
- E. Councilmember Carolyn Cox:
1. LOTT Clean Water Alliance
 2. Regional Housing Council
 3. Intercity Transit Authority
- F. Councilmember Robin Vazquez:
1. Thurston Climate Mitigation Collaborative
 2. Thurston Regional Planning Council (TRPC)
- G. Councilmember Nicolas Dunning:
1. Thurston Thrives
 2. Solid Waste Advisory Committee (SWAC)
 3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
 4. Olympic Region Clean Air Agency (ORCAA)
 5. Law Enforcement Officers and Fire Fighters Plan 1 Disability Board (LEOFF-1)

14. Adjourn

Attendance and Public Comment

Attend Remote or In-Person

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

In-Person	Council Chambers at Lacey City Hall 420 College Street SE, Lacey, WA 98503
Zoom:	https://us02web.zoom.us/webinar/register/WN_z0BcvVY7SXCcClXOnf131w
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=Bth74Cem6yU
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 838 7515 9586)

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_z0BcvVY7SXCcClXOnf131w

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

Written Public Comment

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



Lacey City Council Worksession Minutes

Tuesday, November 25, 2025

Council Chambers and Online

1. Call to Order

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

2. Roll Call

Council Present

Mayor Andy Ryder

Deputy Mayor Malcolm Miller

Councilmember Lenny Greenstein

Councilmember Michael Steadman (remote)

Councilmember Robin Vazquez (remote)

Councilmember Nicolas Dunning (remote)

Council Excused

Councilmember Carolyn Cox

Staff Present

Rick Walk, City Manager

Shannon Kelley-Fong, Assistant City Manager

Dave Schneider, City Attorney

Robert Almada, Police Chief

Jennifer Burbidge, Parks, Culture, and Recreation Director

Vanessa Dolbee, Community and Economic Development Director

Troy Woo, Finance Director

Ryan Andrews, Community Planning Manager

Brett Boogerd, Capital Project Engineer

Hans Shepherd, Senior Planner

Paul J. White, Deputy City Clerk

3. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgment.

4. Approval of the Agenda

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

5. Public Comment

Verbal Public Comment

One person signed up to speak at the meeting.

Michael Cade, Executive Director, Thurston County Economic Development Council, thanked Council for proclaiming November 29 Small Business Saturday on November 18 and commented on the economic impact of small businesses.

No one registered to speak remotely.

Written Public Comment

One written public comment was received.

6. Agenda Items

A. **2026 State Legislative Agenda and Manual**

Shannon Kelley-Fong, Assistant City Manager
Brian Enslow, State Government Affairs Consultant

Enslow presented an overview of the 2026 legislative session. Party majorities in the House and Senate were noted and factors affecting legislative activity were discussed. Enslow discussed policy alignment between branches of government, the 2026 election, and the condition of the state budget and tax initiatives. Enslow commented on transportation revenue forecasts and highlighted housing as a policy priority. The effect of indigent defense standards changes on municipal budgets was discussed.

Kelley-Fong reviewed the City's state legislative agenda and legislative manual, which are proposed for approval in December. The manual sets parameters for City-sponsored advocacy efforts in the State Legislature and includes the following budget and policy priorities:

- Operating funds for a Thurston County Regional Police Training Academy
- Statutory authority for formation of animal control and shelter districts
- Extension of annexation sales tax credits
- Long-term funding for right-of-way initiative programs aimed at resolving homeless encampments along state highways
- Local law enforcement grant program refinements
- Councilmanic authority to maintain transportation benefit districts
- Funding sources for public defense caseload standards changes

B. Regional Athletic Complex Improvements

Jennifer Burbidge, Parks, Culture, and Recreation Director
Troy Woo, Finance Director
Brett Boogerd, Capital Project Engineer

Burbidge presented an update on the Regional Athletic Complex (RAC) Improvements Project which is in its design phase. Burbidge noted preliminary project cost estimates and correlated them to planned and potential improvements ranging from \$7.4 to \$32.6 million. Woo described debt scenarios over 15, 20, and 30 years, and discussion ensued.

C. Comprehensive Plan Update

Vanessa Dolbee, Director of Community & Economic Development
Ryan Andrews, Community Planning Manager
Jeffrey Gadman, Chair of Planning Commission
Hans Shepherd, Senior Planner

Dolbee, Andrews, Shepherd, and Gadman provided an overview of the statutory framework of the City's Comprehensive Plan. The plan's 25-year revision process, including community engagement, key City Council actions, and community priorities and goals as shown in survey responses were described. Shepherd summarized proposed changes to land use and zoning maps and codes. Andrews shared community input from the October 8, 2025, public hearing. Shepherd provided a tour of the Comprehensive Plan website, and Gadman reported on the Planning Commission's recommendations regarding the Thurston County Housing Authority's proposed affordable housing development on Mullen Road. Next steps include City Council adoption scheduled in December, followed by submission to the Department of Commerce for review and approval.

Announcement

Robert Almada, Police Chief, updated the City Council on a November 14, 2025, double homicide in Lacey, in which suspects have been identified and arrests have been made.

7. Adjourn

Mayor Ryder adjourned the meeting at 8:41 p.m.



City Council Informational Dinner Meeting Minutes

Tuesday, December 2, 2025

Council Chambers and Online

1. Call to Order

Mayor Ryder called the meeting to order at 4:38 p.m.

2. Roll Call

Council Present

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

Council Excused

Councilmember Lenny Greenstein

Staff Present

Rick Walk, City Manager
Elissa Fontaine, City Clerk

3. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgement.

4. Approval of Agenda

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

5. Discussion on Local and Regional Matters

Discussion ensued on the following topics:

1. Councilmember Recognition Event
2. Council Salary Commissions
3. Purple Heart Committee Proposal
4. Maple Court
5. Franz Anderson Project
6. Council 2026 Retreat Planning
7. Solid Waste Request for Proposal

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

6. Adjourn

Mayor Ryder adjourned the meeting at 5:44 p.m.



City Council Regular Meeting Minutes

Tuesday, December 2, 2025

Council Chambers and Online

1. Call to Order

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

2. Roll Call

Council Present

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

Staff Present

Rick Walk, City Manager
Shannon Kelley-Fong, Assistant City Manager
Dave Schneider, City Attorney
Scott Egger, Public Works Director
Troy Woo, Finance Director
Vince McGowan, Water Resources Manager
Shannon Vincent, Senior Planner
Erin Quinn Valcho, Museum Curator
Linsey Fields, Climate and Sustainability Coordinator
Elissa Fontaine, City Clerk

3. Pledge of Allegiance

Mayor Ryder led the flag salute

4. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgement

5. Approval of Agenda and Consent Agenda Items

- A. Approval of the Minutes of November 18, 2025
- B. Payment of claims, wages, and transfers for October 26 through November 21, 2025
- C. 2026 State Legislative Agenda and Manual

Deputy Mayor Miller moved to approve the agenda and consent agenda. Councilmember Cox seconded. The motion carried.

6. Public Comment

Verbal Public Comment

Three (3) people signed up to speak at the meeting.

Cynthia Pratt, Lacey resident, commented in favor of the Poet Laureate Policy.

Doug Catey, Lacey resident, commented on the proposed Schneider and Gayteway apartment projects.

Linsey Fields, Lacey employee, invited the Council to an upcoming Nisqually Middle School girls' basketball game.

No one registered to speak remotely, and one (1) written public comment was received.

7. Public Hearing

A. 2026 Final Budget Hearing

Troy Woo, Finance Director

Mayor Ryder opened the 2026 Proposed Budget final public hearing at 6:07 p.m.

Woo presented the proposed 2026 budget in detail. The total proposed 2026 budget is \$224,954,147. Woo highlighted changes contained within the proposed budget, totaling an increase of \$331,566 since the last presentation. The 2026 budget is scheduled for adoption at the December 16, 2025, Council meeting.

No written or verbal testimony was provided.

Mayor Ryder closed the final public hearing on the 2026 Proposed Budget at 6:12 p.m.

B. Utility Local Improvement District (ULID) No. 25--Tolmie Park Estates Sewer

Vince McGowan, Water Resources Manager

Mayor Ryder opened the ULID 25 Tolmie Park Estates Sewer public hearing at 6:12 p.m.

Schneider advised Council of the quasi-judicial matter being presented, and that any objection to the final assessment roll must be presented in writing.

McGowan presented the final assessment roll for the Tolmie Park Estates sewer project. The final cost of the project was \$2,291,970. Through Council action, the City pledged \$2,000,000 because the failing large onsite septic system was contaminating local waters. After credits and rebates were applied, the remaining total assessed cost is \$291,970, or \$6,083 per Equivalent Residential Unit (ERU). To retire the bond indebtedness, lien payments from benefiting property owners will be collected over a period of 15 years with an interest rate established by the City as part of the Utility Local Improvement District (ULID) Process. Discussion ensued.

One (1) person signed up to provide testimony.

Tim Gibbs, Lacey resident, presented questions relating to the completion of the work.

A Lacey resident, whose name wasn't provided, presented questions relating to the project.

No written or remote verbal testimony was received.

Mayor Ryder closed the ULID 25 Tolmie Park Estates Sewer public hearing at 6:28 p.m.

8. Ordinances

A. Ordinance 1687: ULID No. 25 Assessment Roll--Tolmie Park Estates Sewer Vince McGowan, Water Resources Manager

Schneider presented the draft ordinance, adopting the final assessment roll for the Tolmie Park Estates sewer project.

Councilmember Steadman moved to adopt Ordinance 1687. Councilmember Vazquez seconded. The motion carried.

B. Ordinance 1688: Development Procedures Ordinance

Shannon Vincent, Senior Planner

Sarah Schelling, Current Planning and Economic Development Manager

Vincent presented the draft Ordinance 1688, adopting amendments to the Lacey Municipal Code (LMC) and Development Guidelines and Public Works Standards Chapter One related to permit processing and development code procedures.

Under the proposed amendments, the new Development Procedures title will include all chapters related to land use review procedures, relocating six chapters from LMC Chapter 16 and adding two new chapters related to Interpretations and Amendments and Temporary Use Permits. Discussion ensued.

Councilmember Steadman moved to adopt Ordinance 1688. Deputy Mayor Miller seconded. The motion carried.

9. Mayor's Report

No reports were provided.

10. City Manager's Report

A. Poet Laureate Policy

Shannon Kelley-Fong, Assistant City Manager

Kelley-Fong and Cynthia Pratt, Lacey Poet Laureate, presented the proposed Poet Laureate Policy for Council discussion. The draft policy includes purpose, objectives, appointment terms, funding, eligibility, roles and responsibilities, application and selection process, and program oversight. Discussion ensued. The Council supported staff proceeding with the administrative policy as presented.

B. Thurston Climate Mitigation Collaborative Interlocal Agreement Amendments

Linsey Fields, Climate and Sustainability Coordinator

Fields presented an amendment to the Thurston Climate Mitigation Collaborative (TCMC) Interlocal Agreement. The amendment is a result of feedback from the September 19, 2025, annual retreat and associated Regional Implementation Guidance document. The proposed changes were presented in detail.

Mayor Ryder moved to authorize the City Manager to sign the Thurston Climate Mitigation Collaborative interlocal agreement as amended. Councilmember Cox seconded. The motion carried.

C. Special Tax Exemption: Bowker House, 915 Bowker Street SE

Erin Quinn Valcho, Museum Curator

Quinn Valcho presented the special tax exemption application received for 915 Bowker Street SE, known as the Bowker House. The Bowker House is the oldest house in Lacey's historical neighborhood. The special tax exemption allows property owners of homes on the local register, who complete a substantial rehabilitation project, to apply for a special tax valuation. If eligible, rehabilitation costs are subtracted from the assessed property value for ten (10) years. As permitted in Lacey Municipal Code (LMC) 16.53.050, the Council is responsible for denying or approving applications for special property tax valuation. The Lacey

Historical Commission recommends approving the application for Special Tax Valuation for 915 Bowker Street SE. Discussion ensued.

Mayor Ryder moved to authorize the special property tax valuation for 915 Bowker Street SE. Councilmember Cox seconded. The motion carried.

D. Cable Utility Tax Discussion

Shannon Kelley-Fong, Assistant City Manager

Kelley-Fong presented a potential revenue source through a utility tax on cable services. Cities are authorized to levy a business and occupation tax pursuant to RCW 35.22.280(32) on utility businesses based on revenues they generate within the city, known as a utility tax. Revenues are unrestricted and may be used for any governmental purpose. The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. Staff propose imposing a 6% utility tax rate on cable services and requested Council direction before preparing a final ordinance for consideration. Discussion ensued. A draft ordinance will be presented for consideration at a future meeting.

11. Council Reports

A. Mayor Andy Ryder:

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

Mayor Ryder did not provide any reports.

B. Deputy Mayor Malcolm Miller:

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

Deputy Mayor Miller did not provide any reports.

C. Councilmember Lenny Greenstein:

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

Councilmember Greenstein did not provide any reports.

D. Councilmember Michael Steadman:

1. Nisqually River Council
2. Thurston County Law & Justice Council

Councilmember Steadman did not provide any reports.

E. Councilmember Carolyn Cox:

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

Councilmember Cox provided a report from the Intercity Transit.

F. Councilmember Robin Vazquez:

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

Councilmember Vazquez provided a report from the TRPC.

G. Councilmember Nicolas Dunning:

1. Thurston Thrives
2. Solid Waste Advisory Committee (SWAC)
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
4. Olympic Region Clean Air Agency (ORCAA)
5. Law Enforcement Officers and Fire Fighters Plan 1 Disability Board (LEOFF-1)

Councilmember Dunning did not provide any reports.

12. Adjourn

Mayor Ryder adjourned the meeting at 8:07 p.m.



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: Disbursement Approval

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

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

ORIGINATED BY: Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 11/25/2025 through 12/5/2025. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	*11/26/2025	282229	282233	9,909.02
	11/28/2025	282234	282285	399,908.55
	12/5/2025	282286	282356	1,910,443.14
	12/5/2025	282357	282357	108,495.95

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	11/25/2025	65,249.80
	11/26/2025	125.00
	11/26/2025	402.00
	*11/26/2025	21,627.24
	*11/26/2025	1,940,192.22
	*11/26/2025	1,686.75
	*11/26/2025	1,640.85
	11/28/2025	694,657.86
	12/1/2025	1,936,104.18
	12/2/2025	117.40
	12/2/2025	7,277.81
	12/5/2025	1,126,536.68
	12/5/2025	41.95
	12/5/2025	2,271,905.09

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

Payroll:	<u>Month End</u>	<u>Wages</u>
	*11/26/2025	2,308,148.41

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Olympia-CARPFD	\$ 65,249.80	November 2025 CARPFD
Axon Enterprise, Inc.	\$ 273,664.35	Annual Contract Licenses
Carahsoft Technology Corp.	\$ 189,430.08	PD CCTV Camera Recorders
PumpTech, LLC	\$ 192,194.40	Lift Station 9 Bypass Pump
Shea Carr & Jewell, Inc.	\$ 87,124.88	Lacey RAC Phase 3
US Bank	\$ 1,936,104.18	Debt Service Principal & Interest
LOTT Wastewater Alliance	\$ 178,439.77	November 2025 Reserve Capacity
LOTT Wastewater Alliance	\$ 1,352,516.52	November 2025 ERU's
NuuCo Electric Co.	\$ 82,799.12	EV Charging Stations
Pacific Civil & Infrastructure	\$ 695,371.02	Lift Station 23 Improvements
Puget Sound Energy, Inc.	\$ 77,678.22	Utility Bills
Structured Communication	\$ 198,839.41	PD New Network Equipment
Forma Construction Co.	\$ 2,271,905.09	New Police Station
Heritage Bank	\$ 108,495.95	Forma Construction Retainage



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: 2026 Federal Legislative Agenda

BRIEFING: Review and discussion only. Future action tentatively scheduled for January 6, 2026.

STAFF CONTACT: Rick Walk, City Manager *RW*
Shannon Kelley-Fong, Assistant City Manager *SKF*

ORIGINATED BY: City Manager's Department

ATTACHMENTS: 1. 2026 Federal Legislative Agenda
2. 2026 Federal Legislative Agenda – Accessible Copy

FISCAL NOTE: Not applicable

PRIOR REVIEW: None

BACKGROUND: Annually, the City of Lacey (City) establishes priorities for the upcoming Federal legislative session. The 2026 Federal Legislative Agenda is intended to reflect the City's current policies and priorities at the federal level.

Next Steps. Upon review, at a future meeting, the Lacey City Council could consider one of the following four options:

Option 1: Motion to “Adopt the 2026 Federal Legislative Agenda.”

Option 2: Take no action; Do not adopt the 2026 Federal Legislative Agenda.

Option 3: Provide direction to City staff on other elements to consider. After further diligence on these elements, City Staff would then return to the Lacey City Council to review additional materials for consideration.

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

Staff recommends Option 1.



2026 Federal Legislative Priorities

LACEY CITY COUNCIL

Andy Ryder, Mayor
Malcolm Miller, Deputy Mayor
Lenny Greenstein
Michael Steadman
Carolyn Cox
Robin Vazquez
Nicolas Dunning

Adopted by Lacey City Council on January X, 2026

1 SENIOR CENTER EXPANSION PROJECT: PARKING LOT AND ACCESSIBILITY IMPROVEMENTS



The Virgil S. Clarkson Senior Center serves as the cornerstone of Lacey's commitment to helping older adults stay healthy, active, and engaged in their community. Each day, hundreds of seniors visit for meals, fitness, and education programs that foster connection and independence. Mirroring statewide trends, Lacey has seen a steady growth in demand for senior services, and the Center has now outgrown its 2012 expansion. Today, the parking lot is often at capacity during regular programming, forcing older adults to park a considerable distance away or forego attendance. To address increasing demand and ensure the Center remains accessible to those it serves, the City is moving towards expanding the building and its parking lot. **The City seeks \$500,000 in federal funding to expand the Senior Center parking lot to meet current needs and support the next phase of the facility's growth to continue serving Lacey's seniors.**

2 HUNTAMER PARK CIVIC IMPROVEMENT PROJECT

For decades, the City has actively engaged in planning and public projects to transform the Midtown District into a vibrant, community-centered urban core. The "heart" of this area, Huntamer Park, a 1.5-acre civic space, desperately needs updates to reach the community's vision for the Midtown District. The last significant improvements at Huntamer Park occurred in 2005. Since then, the surrounding Midtown District has grown significantly with new mixed-use and residential (re)developments. This project would strengthen civic engagement, improve park access, increase environmental resiliency, improve public health and wellness, and expand economic growth and development. **We seek \$500,000 to improve Huntamer Park**, including adding plaza spaces, a water feature, new landscaping, pathways, and furniture designed for daily use while maintaining civic spaces for important community-wide events. The total project cost is approximately \$1.6 million, with the remaining expenses expected to be funded by a combination of local and state sources.



Concept Design

3 COLLEGE STREET CORRIDOR SAFETY IMPROVEMENTS



The College Street corridor carries an estimated 32,000 vehicles each day and is the primary north-south link connecting the City and other Thurston County communities. The corridor is a vital access point to local schools, services, and multimodal transportation options for many, including several low-income communities. Improving the corridor's safety, livability, and economic development opportunities remains a top priority. While we have made considerable progress in improving the corridor, additional public investment is needed to complete it. **The City will apply for a BUILD grant again and requests continued support for this project.**

City of Lacey 2026 Federal Legislative Priorities

POLICY ITEMS

1 Standardize Permitting for Emergency and Essential Designations Act

We support advancing the bipartisan Standardizing Permitting for Emergency and Essential Designations Act (SPEED). This legislation represents a critical step toward modernizing and streamlining the outdated permitting process under the National Environmental Policy Act (NEPA). By clarifying NEPA's scope as procedural rather than regulatory, and by limiting reviews to direct, proximate impacts, the bill removes unnecessary red tape that has historically delayed infrastructure, energy, and economic development projects. It promotes greater efficiency by allowing agencies to adopt state or tribal environmental reviews, expanding categorical exclusions, and setting clear timelines for judicial review. These reforms will help accelerate the deployment of clean energy, modern infrastructure, and critical economic investments while maintaining core environmental protections. The SPEED Act strikes a thoughtful balance between responsible environmental stewardship and the urgent need for economic growth, energy security, and regulatory certainty.

2 Provide Build America, Buy America Flexibility (BABA)

While we support the underlying goals of the Build America, Buy America Act, we continue to have significant concerns about meeting its daunting requirements. We request increasing BABA flexibility for infrastructure projects.

3 Support the Defense Community Infrastructure Program

An estimated 70% of the active-duty members serving at Joint-Base Lewis-McChord live off base and in communities across the South Sound, with approximately 10% of off-base active-duty members calling Lacey home. We urge continued support for the DCIP program and that it remain eligible for needed capital investments on and off military installations.

4 Continue Support of Community Programs — CDBG, COPS, etc.

We advocate for continuing support to provide and enhance funding for community programs such as CDBG and COPS, critical funding streams for communities like Lacey seeking to enhance public safety and the community's quality of life.

5 Continue Support for BUILD, Safe Streets, Reconnecting Community Programs

We support strong federal investment in the next surface transportation reauthorization bill, building on the progress made under the Infrastructure Investment and Jobs Act. Cities have relied on competitive programs such as BUILD and Safe Streets for All to deliver transformational projects that enhance safety, mobility, and economic vitality, while using formula dollars to maintain and modernize essential streets, bridges, and transit systems. Continuing both predictable formula funding and targeted competitive opportunities will ensure that communities can meet the growing demands of community members and businesses, keeping America's transportation network safe, efficient, and accessible.

6 Improve I-5 Tumwater to Mounts Road and Nisqually River Delta

The current configuration of Interstate 5 negatively impacts the Nisqually River by impeding critical ecological functions essential to salmon survival, while also increasing flood risk. **We continue to work with local partners to advocate for advancing this project as a unified voice, recognizing the need for federal investments.**

7 Support the Homes for Every Local Protector, Educator, and Responder (HELPER) Act

The City strongly supports the Homes for Every Local Protector, Educator, and Responder (HELPER) Act, which would create a home loan program within the Federal Housing Administration, allowing law enforcement officers, firefighters, EMTs, paramedics, and pre-K-12 teachers across the country to obtain a low-interest, fully insured home loan with no down payment and no monthly mortgage insurance costs.



Government
Relations webpage:



FOR MORE INFORMATION

CITY OF LACEY

Shannon Kelley-Fong, Assistant City Manager
Shannon.Kelley-Fong@CityofLacey.org | 360.412.2891

GOVERNMENT AFFAIRS

Joel Rubin, CFM Advocates
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2026 Federal Legislative Priorities

LACEY CITY COUNCIL

Andy Ryder, Mayor

Malcolm Miller, Deputy Mayor

Lenny Greenstein

Michael Steadman

Carolyn Cox

Robin Vazquez

Nicholas Dunning

CITY OF LACEY | 420 COLLEGE STREET SE | LACEY, WA 98503 | 360.491.3214 |
CityofLacey.org

Adopted by Lacey City Council on January X, 2026

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 it has today. We recommend that community members read the Medicine Creek Treaty of 1854.

1. Senior Center Expansion Project: Parking Lot and Accessibility Improvements

The Virgil S. Clarkson Senior Center serves as the cornerstone of Lacey's commitment to helping older adults stay healthy, active, and engaged in their community. Each day, hundreds of seniors visit for meals, fitness, and education programs that foster connection and independence. Mirroring statewide trends, Lacey has seen a steady growth in demand for senior services, and the Center has now outgrown its 2012 expansion. Today, the parking lot is often at capacity during regular programming, forcing older adults to park a considerable distance away or forego attendance. To address increasing demand and ensure the Center remains accessible to those it serves, the City is moving towards expanding the building and its parking lot. **The City seeks \$500,000 in federal funding to expand the Senior Center parking lot to meet current needs and support the next phase of the facility's growth to continue serving Lacey's seniors.**

2. Huntamer Park Civic Improvement Project

For decades, the City has actively engaged in planning and public projects to transform the Midtown District into a vibrant, community-centered urban core. The “heart” of this area, Huntamer Park, a 1.5-acre civic space, desperately needs updates to reach the community’s vision for the Midtown District. The last significant improvements at Huntamer Park occurred in 2005. Since then, the surrounding Midtown District has grown significantly with new mixed-use and residential (re)developments. This project would strengthen civic engagement, improve park access, increase environmental resiliency, improve public health and wellness, and expand economic growth and development. **We are seeking \$500,000 to improve Huntamer Park**, including adding plaza spaces, a water feature, new landscaping, pathways, and furniture designed for daily use while maintaining civic spaces for important community-wide events. The total project cost is approximately \$1.6 million, with the remaining expenses expected to be funded by a combination of local and state sources.

3. College Street Corridor Safety Improvements – BUILD support

The College Street corridor carries an estimated 32,000 vehicles each day and is the primary north-south link connecting the City and other Thurston County communities. The corridor is a vital access point to local schools, services, and multimodal transportation options for many, including several low-income communities. Improving the corridor’s safety, livability, and economic development opportunities remains a top priority. While we have made considerable progress in improving the corridor, additional public investment is needed to complete it. **The City will apply for a BUILD grant again and is requesting continued support for this project.**

4. Standardize Permitting for Emergency and Essential Designations Act

We support advancing the bipartisan Standardizing Permitting for Emergency and Essential Designations Act (SPEED). This legislation represents a critical step toward modernizing and streamlining the outdated permitting process under the National Environmental Policy Act (NEPA). By clarifying NEPA's scope as procedural rather than regulatory, and by limiting reviews to direct, proximate impacts, the bill removes unnecessary red tape that has historically delayed infrastructure, energy, and economic development projects. It promotes greater efficiency by allowing agencies to adopt state or tribal environmental reviews, expanding categorical exclusions, and setting clear timelines for judicial review. These reforms will help accelerate the deployment of clean energy, modern infrastructure, and critical economic investments while maintaining core environmental protections. The SPEED Act strikes a thoughtful balance between responsible environmental stewardship and the urgent need for economic growth, energy security, and regulatory certainty.

5. Provide BUILD AMERICA, BUY AMERICA Flexibility (BABA)

While we support the underlying goals of the Build America, Buy America Act, we continue to have significant concerns about meeting its daunting requirements. We request increasing BABA flexibility for infrastructure projects.

6. Support the Defense Community Infrastructure Program

An estimated 70% of the active-duty members serving at Joint-Base Lewis-McChord live off base and in communities across the South Sound, with approximately 10% of off-base active-duty members calling Lacey home. We urge continued support for the DCIP program and that it remain eligible for needed capital investments on and off military installations.

7. Continue Support of Community Programs – CDBG, COPS, Etc.

We advocate for continuing support to provide and enhance funding for community programs such as CDBG and COPS, critical funding streams for communities like Lacey seeking to enhance public safety and the community's quality of life.

8. Continue Support for BUILD, Safe Streets, Reconnecting Communities Programs

We support strong federal investment in the next surface transportation reauthorization bill, building on the progress made under the Infrastructure Investment and Jobs Act. Cities have relied on competitive programs such as BUILD and Safe Streets for All to deliver transformational projects that enhance safety, mobility, and economic vitality, while using formula dollars to maintain and modernize essential streets, bridges, and transit systems. Continuing both predictable formula funding and targeted competitive opportunities will ensure that communities can meet the growing demands of community members and businesses, keeping America's transportation network safe, efficient, and accessible.

9. Improve I-5 Tumwater to Mounts Road and Nisqually River Delta

The current configuration of Interstate 5 negatively impacts the Nisqually River by impeding critical ecological functions essential to salmon survival, while also increasing flood risk. **We continue to work with local partners to advocate for advancing this project as a unified voice, recognizing the need for federal investments.**

10. Support the Homes for Every Local Protector, Educator, and Responder Act

The City strongly supports the Homes for Every Local Protector, Educator, and Responder (HELPER) Act, which would create a home loan program within the Federal Housing Administration, allowing law enforcement officers, firefighters, EMTs, paramedics, and pre-K-12 teachers across the country to obtain a low-interest, fully insured home loan with no down payment and no monthly mortgage insurance costs.

FOR MORE INFORMATION

CITY OF LACEY

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GOVERNMENT AFFAIRS

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CITY OF LACEY

Official Proclamation

WHEREAS, community service is fundamental to the strength and well-being of communities, as it fosters civic responsibility, promotes social connection, addresses local needs, and empowers individuals to take an active role in creating positive change for the benefit of all; and

WHEREAS, service clubs in the United States emerged in the early 20th century as voluntary, community-oriented organizations dedicated to fellowship, professional networking, and public service, and continue to serve in these capacities today; and

WHEREAS, local chapters of the Rotary International, Kiwanis International, Lions Clubs International, and many other service groups dedicate countless hours to improving the quality of life for community members of all ages; and

WHEREAS, our local service clubs provide essential support to youth development, community-building activities, charitable initiatives, leading community improvement projects, and mobilizing volunteers during times of crisis, including natural disasters and public health emergencies; and

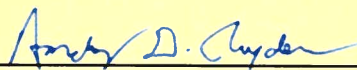
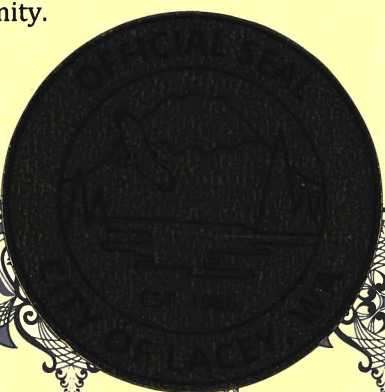
WHEREAS, the projects undertaken by our local service clubs play a vital role in contributing to community beautification, environmental stewardship, strengthening community events, and enriching cultural experiences that benefit the entire Lacey community; and

WHEREAS, the City of Lacey celebrates and honors the many contributions from service clubs throughout the years, including sponsoring new playground structures, facilitating the Flags Over Lacey program, supporting and volunteering at community events, sponsoring a trail map project and park kiosks, maintaining the Civic Plaza and Gold Star Memorial, and so much more;

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the City Council, do hereby pay tribute to

Service Club Organizations

in the City of Lacey and beyond, in recognition and appreciation of the essential work and contributions of service clubs, and encourage community members to support, join, and engage with these organizations to enhance the well-being of our community.



Mayor Andy Ryder
December 16, 2025



PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

Carolina Mejia

District 1

Rachel Grant

District 2

Tye Menser

District 3

Wayne Fournier

District 4

Emily Clouse

District 5

Jen Freiheit, PhD, MCHES Director

STAFF REPORT

TO: Honorable Mayor and City Council

FROM: Kimberly Graham, Thurston County Solid and Hazardous Waste Supervisor

DATE: July 17th, 2025

SUBJECT: Adoption of 2025 Hazardous Waste Management Plan

Summary Statement:

Under Washington State law, all counties and cities must develop a plan that provides a framework for the management of community generated solid and hazardous waste. Several elements are mandated for inclusion within the plans such as the identification of disposal facilities to accommodate for a 20-year planning period, waste reduction and recycling goals, proper hazardous material handling, and the funding mechanism for the jurisdiction's overall management systems. Although each community is required to maintain a plan for solid and hazardous waste, state law allows the flexibility to develop plans jointly with other communities.

Jurisdictions are required to review plans every five years. If amendments are needed because of changes in law or policy, a revision process is initiated beginning with the Solid Waste Advisory Committee. Public meetings ensure interested groups and citizens have an opportunity to provide input on the solid waste plan, and more importantly, to propose changes. After the public comment period concludes, the plan is revised to incorporate suggested changes. It is then forwarded to each participating municipality for adoption. Once this is completed the plan is forwarded to Thurston County Board of Health for final adoption. The Department of Ecology receives the final plan after all participants have approved the Hazardous Waste document.

Historically, Cities and Towns of Thurston County have exercised their option under state law to participate in a joint county/municipality integrated solid and hazardous waste management programs. All cities within our region coordinate with Thurston County in the creation of a plan. This collaborative effort has resulted in the creation of the Thurston County 2025 Hazardous Waste Management Plan.

RECOMMENDED ACTION:

Adopt the 2025 Thurston County Hazardous Waste Management Plan and sign the attached resolution.

Environmental Health Division – Solid & Hazardous Waste Section

3000 Pacific Ave SE Olympia, Washington 98501-8809

(360) 867-2664 FAX (360) 867-2600 TTY/WA Relay 711

www.thurstoncountywa.gov/phss

RESOLUTION NO. 1178

CITY OF LACEY

A RESOLUTION ADOPTING THE 2025 THURSTON COUNTY HAZARDOUS WASTE
MANAGEMENT PLAN.

WHEREAS, Thurston County is required to prepare a Hazardous Waste Management Plan (Plan) pursuant to RCW 70A.300.350; and

WHEREAS, incorporated cities and towns in Thurston County have participated with the County in developing the Plan for hazardous waste management pursuant to an Interlocal Agreement executed by the City; and

WHEREAS, it is necessary for the Plan to be updated pursuant to RCW 70A.300.350; and

WHEREAS, the Thurston County Solid Waste Advisory Committee recommended approval of the Plan on June 5, 2025; and

WHEREAS, the proposed Plan has been reviewed as a non-project action under SEPA and a Determination of Nonsignificance was issued on May 15, 2025; and

WHEREAS, the adopted Plan will be submitted to the Washington State Department of Ecology for final approval;

NOW, THEREFORE, BE IT RESOLVED BY THE LACEY CITY COUNCIL as follows:

Section 1. The 2025 Thurston County Hazardous Waste Management Plan set forth in Exhibit A is hereby adopted as the City of Lacey hazardous waste management plan.

Section 2. Thurston County is designated as the agent to administer the hazardous waste management plan within the City of Lacey with full authority to implement the Plan and services consistent with the Plan.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this
December 16, 2025.

LACEY CITY COUNCIL

By _____

Andy Ryder, Mayor

Attest:

Elissa Fontaine, City Clerk

Approved as to form:

Dave Schneider, City Attorney



Thurston County Hazardous Waste Management Plan

Thurston County, Washington
June 18, 2025

Prepared by
HDR Engineering, Inc.



Herrera Environmental Consultants



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ABBREVIATIONS & ACRONYMS

ADA	Americans with Disabilities Act
BMP	best management practice
BIPOC	Black, Indigenous and People of Color
BoCC	Board of County Commissioners
C&D	construction and demolition
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
Council	Council on Racial Equity and Inclusion
County	Thurston County
Ecology	Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
EPR	extended producer responsibility
GMA	Growth Management Act
HB	House Bill
HDR	HDR Engineering, Inc.
HHW	household hazardous waste
HWMP	Hazardous Waste Management Plan
LED	light-emitting diode
LSWFA	Local Solid Waste Financial Assistance
MOU	Memorandum of Understanding
MRW	moderate-risk waste
MSW	Municipal Solid Waste
MTCA	Model Toxics Control Act
NPDES	National Pollutant Discharge Elimination System
OFM	Washington State Office of Financial Management
PHSS	Public Health & Social Services Department
Plan	2024 Thurston County Hazardous Waste Management Plan
Planning Council	Thurston County Regional Planning Council
PPA	Pollution Prevention Assistance
PWSW	County Public Works Department - Solid Waste Division
RCRA	Resource Conservation and Recovery Act
RCW	Revised Code of Washington
SB	Senate Bill
SEPA	State Environmental Policy Act
SHB	Substitute House Bill
SQG	small quantity generator
SWAC	Solid Waste Advisory Committee
SWMP	solid waste management plan
TRPC	Thurston Regional Planning Council



UGA	Urban Growth Area
WAC	Washington Administrative Code
WARC	Waste and Recovery Facility



CHAPTER 1.0 INTRODUCTION AND BACKGROUND

1 Introduction and Background

This chapter provides general information regarding the Thurston County Hazardous Waste Management Plan (HWMP), its development, and its relationship to other state and local documents.

1.1 Introduction

This HWMP recommends strategies to manage moderate risk waste (MRW) generated in Thurston County, Washington (County). Legal authority for the HWMP is based on Washington State statute, Thurston County Code, and the Thurston County Board of Health Environmental Health Codes and Regulations. Revised Code of Washington (RCW) Chapter 70A.300 defines MRW as:

“(a) any waste that exhibits any of the properties of hazardous waste but is exempt from regulation under this chapter solely because the waste is generated in quantities below the threshold for regulation, and (b) any household wastes which are generated from the disposal of substances identified by the department as hazardous household substances.”



What is MRW?

Household Hazardous Waste (HHW): Waste that is generated by homeowners from common household chemicals.

Small Quantity Generator (SQG) Waste: Waste from businesses that generate less than 220 pounds of hazardous waste per month and are conditionally exempt from Washington State Dangerous Waste regulations if the waste is managed properly.

1.2 HWMP Purpose

Washington State law assigns primary responsibility for managing MRW to local governments. RCW 70A.300 requires local governments to develop and maintain plans for managing hazardous waste. This HWMP is a companion document to the County [Solid Waste Management Plan](#).

The HWMP purpose is to develop recommended MRW management strategies (for both HHW and SQG) for the 5-year period 2025 through 2030. This HWMP includes strategies for the management, storage, diversion, treatment, reuse, processing, and final disposal of MRW and provides guidance to households and businesses on best management practices (BMPs) that reduce or eliminate the use of hazardous chemicals while protecting the environment.

1.3 HWMP Mission and Goals

The mission statement for this HWMP (discussed and approved by the County and SWAC at the beginning of the update process) is as follows:

Goals have been developed for each element of the HWMP. Existing conditions relative to each element were assessed, and then needs and opportunities were identified.

“Thurston County and the participating jurisdictions provide citizens and small businesses with efficient, reliable, and affordable hazardous waste collection, prevention, and policy services in order to improve the quality of life through reducing or eliminating exposures to hazardous materials, while protecting and preserving human health, environmental quality, and natural resources.”

Alternatives were evaluated, and recommendations for specific programs, infrastructure, policies, or actions were selected and adopted. HWMP elements are included in Chapter 1.6.

In summary, the goals for the HWMP are as follows:

- **Facilities and Programs:**
 - Ensure that collection infrastructure is flexible and adaptable to changing practices and legislation such as extended producer responsibility (EPR), a policy approach that puts the responsibility on producers to manage products through their entire lifecycle.
 - Track efforts and collect consistent data to evaluate current programs and measure progress over time.
 - Work with other County departments, government agencies, businesses, and nongovernmental organizations to streamline efforts and increase proper management of hazardous waste.
 - Promote and support product stewardship programs for hazardous products including policies and regulations that promote safer alternatives.
 - Establish strategic partnerships with local and regional stakeholders that support County policy efforts.
 - Provide a sustainable funding mechanism to manage MRW.
- **Education and Outreach:**
 - Encourage people in the County to act on the basis of their understanding of the societal, environmental, health, and financial impacts of their consumption and disposal choices. This includes their impact on climate change.
 - Encourage people and businesses to make responsible choices about what they produce and consume, and what they generate as waste.
 - Incorporate principles of social justice into hazardous waste system planning.

- Offer education, outreach, and technical assistance services to residents and businesses aligned with reduction of environmental exposures to hazardous materials and adoption of safer practices.
- **Compliance and Enforcement:**
 - Comply with federal, state, and local MRW regulations.
 - Implement pollution prevention solutions, rules, and regulations and ensure that businesses are in compliance.
 - Ensure that MRW is properly managed and facilities are operated in full compliance with appropriate rules and regulations.

1.4 Participants in the Planning Process

This HWMP was developed with the guidance of the Thurston County Solid Waste Advisory Committee (SWAC). The SWAC by-laws can be viewed in Appendix D. The HWMP also incorporates survey results from two public engagement efforts: the 2022 South County Survey Transfer Station Site Evaluation Stakeholder Engagement and the 2024 stakeholder engagement conducted through intercept surveying for the purposes of this HWMP. Results of the stakeholder engagement efforts are included in Chapter 3.

1.4.1 Thurston County Solid Waste Advisory Committee

The SWAC is made up of elected officials, residents, and industry representatives appointed by the Thurston County Board of Commissioners. SWAC members are selected to represent a balance of interests including citizens, public interest groups, businesses, the waste management industry, local elected public officials, and the agricultural industry. The SWAC provides guidance to the County Public Works Department - Solid Waste Division (PWSW) on the development of programs and policies concerning solid waste and MRW handling and disposal and provides feedback on rules, policies, resolutions, and ordinances before they are proposed for adoption. SWAC meetings are open to the public, and meeting notices are published beforehand. The 2024 SWAC members and their affiliations are shown in Table 1-1.

Table 1-1. Thurston County Solid Waste Advisory Committee

Member	Role	Affiliation
David Nightingale	Chair	Business Interest
Greg Schoenbachler	Vice Chair	Agricultural Interest
Gary Edwards	Representative	County Commissioner
Amy Evans Harding	Representative	Port of Olympia
Lisa Parshley	Representative	City of Olympia
Nicolas Dunning	Representative	City of Lacey
Joan Cathey	Representative	City of Tumwater
Trevor Palmer	Representative	City of Yelm
Elaine Klamm	Representative	City of Tenino
Kiersten Presley	Representative	Town of Bucoda
<i>Vacant</i>	Representative	District #2 Resident
Renee Radcliff Sinclair	Representative	District #3 Resident
Chad Sutter	Representative	Industry – Recycling

Member	Role	Affiliation
Arin Robertson	Representative	Industry – Refuse
Christina Kullberg	Representative	Department of Ecology (non-voting)
<i>Vacant</i>	Representative	City of Rainier

1.5 Planning Area and Authority

The planning area includes the incorporated and unincorporated areas of the County. This includes the cities and towns of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm. The hazardous waste planning area is shown on Figure 1-1.

The County-owned and -operated MRW facilities also serve the members of the Confederated Tribes of the Chehalis Reservation and the Nisqually Tribe. The Confederated Tribes of the Chehalis Reservation and the Nisqually Tribe are federally recognized tribes, and as such, their reservations and tribal governments have a sovereign status. In the absence of an agreement stating otherwise, Washington State regulations do not generally apply on tribal lands, and the tribal governments manage their own waste, including MRW.

Local jurisdictions are required to produce a local HWMP in accordance with RCW 70A.300. The participating cities and towns have executed interlocal agreements with the County regarding solid waste and hazardous waste management. The agreements authorize the County to prepare the HWMP that includes each of these municipalities. Participating cities and towns have the responsibility to participate in HWMP development and review, provide comments on the draft HWMP, and adopt the final HWMP. Executed Interlocal Agreements can be found in Appendix A.

Thurston County Public Health and Social Services (PHSS) and PWSW share implementation authority for the HWMP.

1.6 Required HWMP Elements

Washington State has assigned primary responsibility for preparing HWMPs to local governments (RCW 70A.300). Local governments are required to prepare both solid waste management plans (SWMPs) and plans for hazardous waste management in their jurisdictions. While local governments may choose to combine their solid waste and HWMPs into a single document, the County has elected to create separate documents.

This HWMP is intended to meet or exceed applicable State requirements. Requirements for local HWMPs are established by RCW 70A.300.350. Local plans are required to include the following elements:

- A plan or program to manage MRW generated or otherwise present within the jurisdiction, including an assessment of the quantities, types, generators, and fate of MRW;
- A plan or program to provide ongoing public involvement and public education regarding the management of MRW;

- An inventory of existing generators of hazardous waste and facilities managing hazardous waste within the jurisdiction;
- A description of the public involvement process during plan development;
- Contain a Used Oil Recycling Element in accordance with RCW 70A.224.020 and RCW 70A.300.360;
- A description of the eligible zones designated in accordance with RCW 70A.300.370; and
- Other elements deemed appropriate by the local government.

Local HWMPs must be complete and in good standing to receive grant monies from Ecology's LSWFA program, which is a funding source for hazardous waste planning and implementation as well as enforcement of rules and regulations.

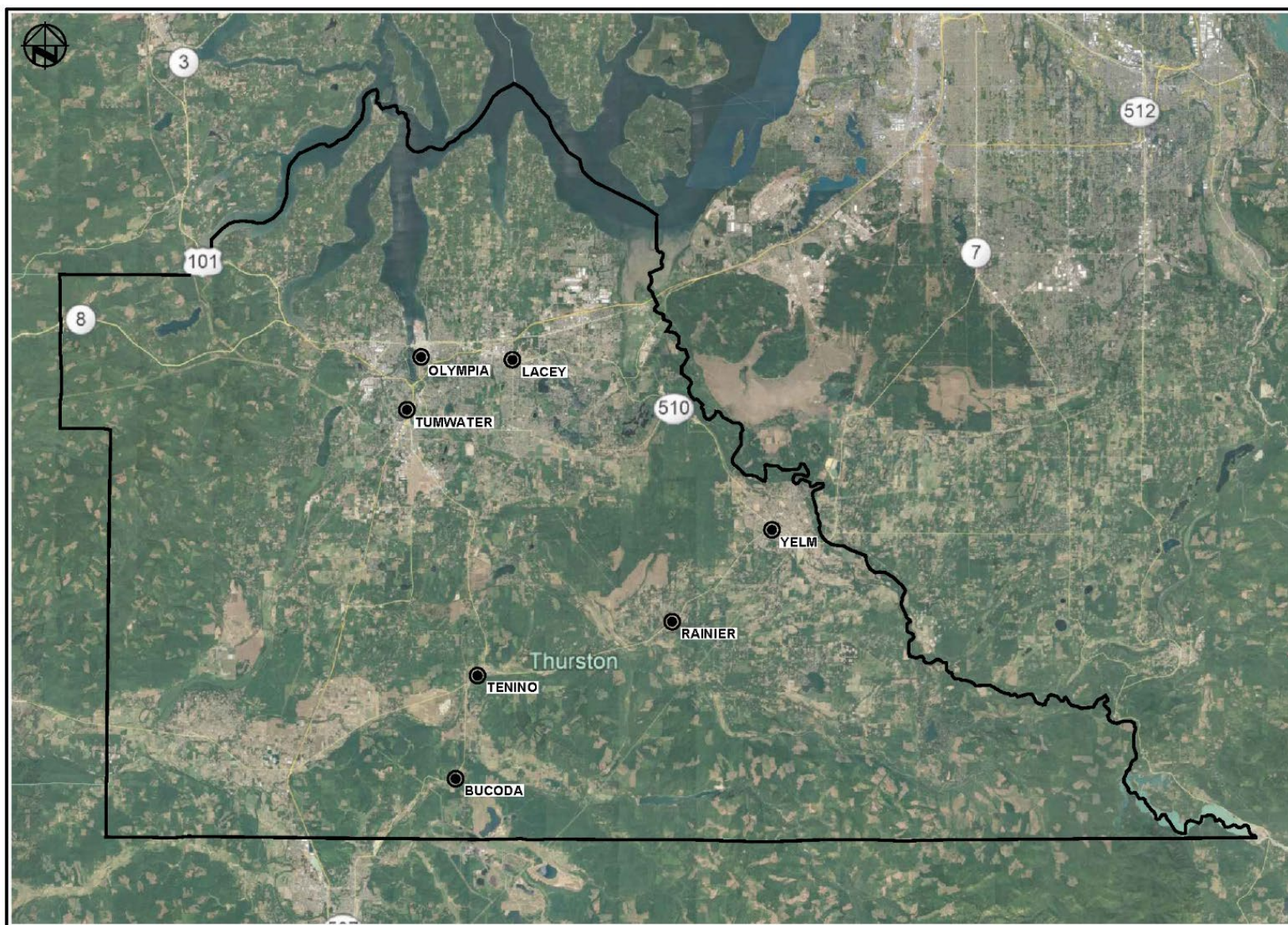


Figure 1-1. Thurston County Hazardous Waste Planning Area

1.7 HWMP Development Process

This HWMP was developed over a period of approximately 10 months. The process began in March 2024, when the County executed a contract with HDR Engineering, Inc. (HDR), to assist with the HWMP update. During plan development, technical research, analysis, and recommendations were prepared by HDR and County staff, the SWAC, and other stakeholders. This participatory, interactive process was undertaken to prepare and build support for the HWMP.

The County anticipates that this HWMP will be adopted by each participating city or town and by the Board of County Commissioners in meetings open to the public.

Figure 1-2 provides an overview of the HWMP planning process.



Figure 1-2. HWMP Development Process

1.8 Status of Previous HWMP and Information on the SWMP

This HWMP supersedes previous HWMPs, including the most recent 2014 *Hazardous Waste Management Plan* (2014 HWMP). The status of 2014 HWMP recommendations can be found in Appendix C. Routinely updating the HWMP allows the County to do the following:

- Provide status updates on past recommendations;
- Update BMPs for hazardous waste management, if required; and

- Ensure that programs are in compliance with current legislation.

As previously discussed, the County has elected to prepare a separate SWMP and HWMP. The current Thurston County SWMP was last updated in 2021 and is active through 2026. The SWMP recommends strategies to manage solid waste generated in the County and lays out a plan to ensure that sufficient processing and disposal options will be available through at least the 20-year planning period (2041).

1.9 Relationship to Other Plans and Programs

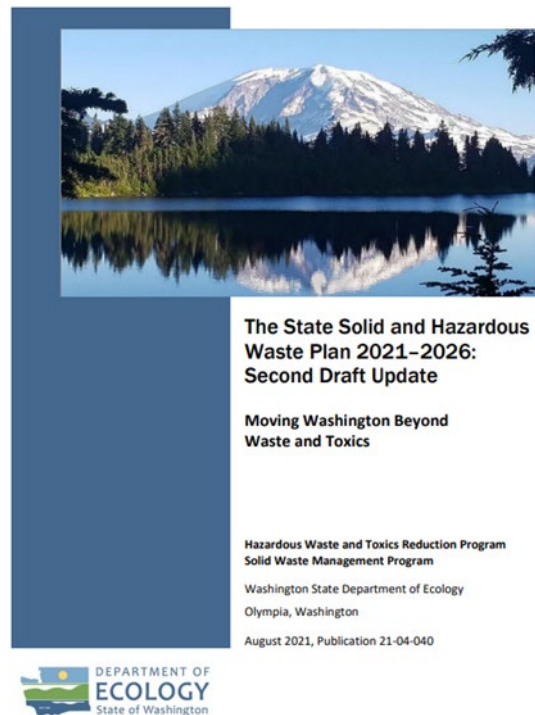
This HWMP was prepared to align with the goals of both the County and Washington State. As such, the HWMP must function in conjunction with various other plans and studies, including the *Moving Washington Beyond Waste and Toxics Plan*, and various County plans including the SWMP, *Thurston Climate Adaptation Plan*, *Thurston Climate Mitigation Plan*, and *Thurston County Comprehensive Plan* (Comprehensive Plan).

1.9.1 Moving Washington Beyond Waste and Toxics Plan

Ecology released *The State Solid and Hazardous Waste Plan: Moving Washington Beyond Waste and Toxics* plan in June 2015 and updated it in December 2021. This plan focuses on reducing waste and toxics by adopting a sustainable materials management approach, which is also used by the United States Environmental Protection Agency (EPA). This approach considers the full life cycle of materials from design and manufacturing, through use, to disposal or recycling. A sustainable materials management approach can identify more sustainable ways to produce products that are less impactful to the environment.

The plan's vision is to “transition to a society where waste is viewed as inefficient, and where most wastes and toxic substances have been eliminated. This will contribute to economic, social, and environmental vitality.” The following priorities are included in the *Moving Washington Beyond Waste and Toxics Plan* to reduce toxic threats in products and industrial processes:

- Encourage less-toxic products and industrial processes through better design.
- Promote the use of alternatives assessments and green chemistry to find safer substitutes to toxics in products.
- Increase local partnerships to work on toxics source control.
- Encourage product stewardship programs for toxic or hard-to-handle products.



- Restrict the use of the most toxic chemicals where safer alternatives exist.

1.9.2 2021 Thurston County Solid Waste Management Plan

The *Thurston County Solid Waste Management Plan* recommends strategies to manage solid waste generated in Thurston County. The SWMP includes recommendations for management of municipal solid waste, construction and demolition (C&D) debris, and miscellaneous wastes and plans for diverting material from landfill disposal. The SWMP proposes a comprehensive set of recommended strategies for implementation during 2021–2026 and addresses disposal of e-waste, petroleum-contaminated soils, pharmaceuticals, and MRW.

1.9.3 Thurston County Climate Adaptation Plan

In 2018, the Thurston Regional Planning Council (TRPC) adopted the *Thurston Climate Adaptation Plan*. The *Thurston Climate Adaptation Plan* recommends actions to assist the County and the broader South Puget Sound region in preparing for and adjusting to adverse climate change impacts while bolstering resilience. In April 2018, the TRPC; the cities of Lacey, Olympia, and Tumwater; and the County began work on a climate mitigation plan with actions to reduce regional emissions 45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050.

This plan and future updates will consider climate change impacts when planning programs, facilities, and operations. At a regional level, the County and its planning partners continue to implement programs that can achieve tangible results, including reductions in greenhouse gas emissions, resource conservation, and energy savings.

1.9.4 Thurston County Climate Mitigation Plan

In 2020, the TRPC adopted the *Thurston Climate Mitigation Plan*. The County and the cities of Lacey, Olympia, and Tumwater partnered with the TRPC to create a plan to address climate-polluting greenhouse gases in the region. This document summarizes local impacts of climate change, includes a vulnerability assessment of risks from climate change, and recommends actions to prepare for and adjust to these impacts. The *Thurston Climate Mitigation Plan* is intended to act as a roadmap for a collaborative effort between the County and participating cities to mitigate climate change.

1.9.5 Thurston County Comprehensive Plan

In 2019, the County adopted a Comprehensive Plan under the Growth Management Act (GMA; RCW 36.70A) and the Planning Commission Act (RCW 35.63), which govern procedures for guiding and regulating the physical development of the County. The Comprehensive Plan guides the growth of unincorporated Thurston County (areas outside of the cities). It details policies and goals for zoning and development regulations and addresses requirements of the GMA. It includes specific guidelines for the subareas of Grand Mound, Rochester, and Nisqually, as well as Joint Plans for the Urban Growth Areas (UGAs) of Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm. The GMA also requires a Capital Facilities Plan to identify specific facilities, a realistic financing plan, and adjustments to the plan if funding is inadequate. The capital facilities covered in the plan are primarily those owned or managed by County government, including the PWSW.

1.9.6 Thurston County Business Pollution Prevention Program

The Business Pollution Prevention program is the County's technical assistance program for businesses to help them properly manage hazardous waste. The program encourages businesses to use BMPs that reduce or even eliminate the use of hazardous materials. The program includes technical hands-on assistance for businesses, targeted campaigns that offer financial incentives for chemical substitution, and a means for filing complaints and reporting spills.

1.10 Regulatory Overview

The statutes and regulations that govern hazardous waste handling are summarized below.

1.10.1 Federal Regulations

The following are federal regulations concerning hazardous waste.

RESOURCE CONSERVATION AND RECOVERY ACT

Passed in 1976, the Resource Conservation and Recovery Act (RCRA) regulates large generators of hazardous waste and delegates the management of hazardous waste to states.

UNIVERSAL WASTE RULE

The Universal Waste Rule, adopted in 1995 by the EPA (40 Code of Federal Regulations [CFR] Part 273), sets management guidelines for five specific hazardous wastes: batteries, pesticides, mercury-containing equipment, lamps, and aerosol cans. These are commonly generated materials, and the regulations are meant to increase collection and recycling of these materials, reduce the burden on regulated large generators, and encourage the development of local programs to manage these wastes and keep them out of landfills. HHW and SQGs are exempt from universal waste regulations.

MERCURY-CONTAINING AND RECHARGEABLE BATTERY MANAGEMENT ACT

The Mercury-containing and Rechargeable Battery Management Act (Public Law 104-142) was passed in 1996 to phase out the use of certain hazardous materials, including mercury-containing batteries, and increase recycling of nickel, cadmium, and small, sealed, lead-acid batteries through public education and uniform labeling requirements.

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is a complementary rule to RCRA and provides for cleanup of sites contaminated by hazardous wastes.

HAZARDOUS MATERIALS TRANSPORTATION ACT AND HAZARDOUS MATERIALS TRANSPORTATION UNIFORM SAFETY ACT

Codified under 49 CFR 172.704, these acts regulate the transportation of hazardous materials.

TOXIC SUBSTANCES CONTROL ACT

The Toxic Substances Control Act regulates the manufacture and use of chemicals that pose unreasonable risk to human health and/or the environment.

FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT

The Federal Insecticide, Fungicide, and Rodenticide Act regulates the manufacture, labeling, application, storage, and disposal of pesticides.

CLEAN WATER ACT

The Clean Water Act regulates and protects water through the National Pollutant Discharge Elimination System, a permit program that regulates direct discharge of pollutants to navigable waters.

CLEAN AIR ACT

The Clean Air Act regulates air pollutant emissions.

1.10.2 Washington State Regulations

The statutes and regulations that govern hazardous waste handling in Washington State are summarized below.

HAZARDOUS WASTE MANAGEMENT ACT – RCW 70A.300

The Hazardous Waste Management Act establishes requirements for state and local HWMPs, rules for hazardous waste generation and handling, criteria for siting hazardous waste management facilities, and local zoning designations that permit hazardous waste management facilities. The Hazardous Waste Management Act also establishes waste management priorities for hazardous wastes. In order of decreasing priority, the management priorities are as follows:

- Waste reduction
- Waste recycling
- Physical, chemical, and biological treatment
- Incineration
- Solidification/Stabilization/Treatment
- Landfill

The waste hierarchy is a key element in determining compliance of this HWMP with Washington State requirements.

DANGEROUS WASTE REGULATIONS – WASHINGTON ADMINISTRATIVE CODE (WAC) 173-303

Dangerous Waste Regulations implement RCW 70A.300, the Hazardous Waste Management Act. These regulations define dangerous waste materials and establish minimum handling requirements. Washington State rules specifically exclude HHW and SQG wastes from Dangerous Waste Regulations, which have been amended several times – most recently in 2014.

POWERS AND DUTIES OF LOCAL BOARD OF HEALTH – RCW 70.05.060

Local boards of health have the authority to enact and enforce local rules to protect public health and establish fees for services.

SOLID WASTE MANAGEMENT – REDUCTION AND RECYCLING – RCW 70A.205

RCW 70A.205 regulates solid waste handling and disposal and requires retailers selling new auto batteries to accept used batteries for recycling.

SOLID WASTE MANAGEMENT HANDLING STANDARDS – WAC 173-350

Ecology adopted WAC 173-350 to establish requirements for MRW collection and disposal and for MRW storage and processing facilities.

THE MODEL TOXICS CONTROL ACT – RCW 70A.305

The Model Toxics Control Act, commonly known as MTCA, evolved from Citizens' Initiative 97 in 1988 and became law in 1989. MTCA is Washington's environmental cleanup law; its main purpose is "to raise sufficient funds to clean up all hazardous waste sites and to prevent the creation of future hazards due to improper disposal of toxic wastes into the state's lands and waters."

USED OIL RECYCLING ACT – RCW 70A.224

The legislature enacted the Used Oil Recycling Act in 1991. This statute requires local governments to manage used oil in conjunction with their MRW programs and to submit annual reports to Ecology. Local governments are required to adopt used oil recycling amendments in their MRW management plans.

ELECTRONIC PRODUCT RECYCLING ACT – RCW 70A.500

In 2006, the Electronic Product Recycling Act was passed to establish a convenient, safe, and environmentally sound system for the collection, transportation, and recycling of covered electronic products. In 2009, Ecology launched the E-Cycle Washington program to provide free recycling services for electronics including televisions, computers, laptops, monitors, tablets, e-readers, and portable disc players. The collection, transportation, and processing of such products is funded by manufacturers.

MERCURY – RCW 70A.230

In 2013, WAC 173-910 required the establishment of a product stewardship program for mercury-containing light bulbs throughout the state. This program is known as LightCycle and ensures that these materials are handled responsibly by qualified recyclers to prevent mercury from being released into the environment.

In 2024, House Bill (HB) 1185 was passed by the Washington legislature to ban mercury-containing bulbs. By 2029, mercury-containing fluorescent bulbs will not be sold in the state and are expected to be replaced entirely by light-emitting diode (LED) type bulbs. This legislation also extends the LightCycle program to 2035 to allow for safe disposal of mercury-containing bulbs still in circulation.

LOCAL SOLID WASTE FINANCIAL ASSISTANCE – WAC 173-312

In 2017, WAC 173-312 was updated to replace the Coordinated Prevention Grant program. The purpose of WAC 173-312 is to provide financial assistance for local programs related to hazardous waste planning and implementation, local solid waste planning and implementation, and enforcement of rules and regulations governing solid waste handling. Planning, implementation, and enforcement are designed to prevent or minimize environmental contamination resulting from improper management or disposal

of waste. WAC 173-312 established a structure for the administration of local solid waste financial assistance that includes LSWFA grants.

SECURE DRUG TAKE-BACK – RCW 69.48

Washington's Safe Medication Return program, also known as the Drug Take-Back program, was established under RCW 69.48. Passed in 2018 and launched in 2020, it created a unified, statewide medication return program that gives Washington residents free, convenient, and environmentally responsible options for disposing of unwanted medication. Drug manufacturers fund the program at no cost to taxpayers, and it is run by an approved program operator. In 2021, HB 1161 modified the requirements for the program, including allowing for multiple product stewardship programs.

ARCHITECTURAL PAINT STEWARDSHIP PROGRAM – RCW 70A.515

Substitute HB (SHB) 1652, passed in 2019, requires producers of architectural paint sold in Washington State to participate in an approved paint stewardship plan. This bill prohibits producers or retailers of paint from selling architectural paint unless the producer or brand of paint is participating in a stewardship plan.

CHILDREN'S SAFE PRODUCTS ACT – RCW 70A.430

Regulates certain hazardous chemicals in children's products.

LEAD BASED PAINT – RCW 70A.420

RCW 70A.420 establishes a program to protect the public from lead-based paint hazards.

RECREATIONAL WATER VESSELS – ANTIFOULING PAINTS – RCW 70A.445

RCW 70A.445 regulates chemical ingredients in water vessel paints and encourages development of safer alternatives.

EXTENDED PRODUCER RESPONSIBILITY FOR BATTERIES

Senate Bill (SB) 5144 passed in 2023 to ensure responsible management of lithium-ion batteries. Lithium-ion batteries are commonly used to power cell phones and rechargeable devices. Portable batteries and medium batteries (scooters and power tools) are also covered under this legislation. The legislation holds manufacturers responsible for ensuring that these batteries are managed and recycled properly and establishes convenient drop-off locations for the public. This legislation is intended to keep batteries out of the landfill and decrease environmental pollution and safety hazards posed by battery ignition in collection vehicles, landfills, and recycling centers.

1.10.3 County Code and Regulations

The regulations that govern hazardous waste handling in the County are summarized below.

NONPOINT SOURCE POLLUTION ORDINANCE – THURSTON COUNTY SANITARY CODE, ARTICLE VI

Article VI of the Sanitary Code was adopted by the Thurston County Board of Health in 1992 and is intended to protect County waters against nonpoint source pollution (pollution that enters waters from dispersed land-based or water-based activities including surface water runoff). This ordinance requires that MRW (including oil and

grease) be recycled or responsibly disposed of through a hazardous waste management facility such as the existing HazoHouse. MRW, petroleum products, and hazardous materials must be stored in containers and in an area that will not lead to these materials entering surface or ground water in case of a spill.

STORMWATER POLLUTION PREVENTION ORDINANCE – THURSTON COUNTY CODE CHAPTER 15.07

The Stormwater Pollution Prevention Ordinance is designed to protect the County's surface water and groundwater quality. The ordinance establishes minimum requirements for preventing and managing the discharge of pollutants into storm drainage systems within unincorporated Thurston County. BMPs provided by a Drainage Manual must be used to prevent the discharge of pollutants to a public drainage facility. The County may provide technical assistance as a preventive measure and can take enforcement actions.

SOLID WASTE HANDLING ORDINANCE – THURSTON COUNTY SANITARY CODE, ARTICLE V

Article V of the Thurston County Sanitary Code sets the standards for solid waste handling in the County. The regulations set minimal standards for the handling, storage, and disposal of solid waste, promoting methods that prioritize waste reduction and recycling. This ordinance applies to the proper management of MRW, which must be recycled or disposed of in a facility permitted to accept waste, such as HazoHouse. This ordinance also includes a provision for screening waste, specifically MRW, before it may be disposed of.

ENVIRONMENTAL SUSTAINABILITY POLICY – RESOLUTION 13755

Adopted by the Board of County Commissioners in 2007, the Environmental Sustainability Policy replaces the previous Recycle Product Procurement Policy. This updated policy affirms the County's dedication to making every effort to incorporate sustainable practices into their product procurement policies, capital improvements, facility and vehicle operations, and waste management activities. The policy places the responsibility of implementing environmentally sustainable programs on County departments and offices and directs them to designate an Environmental Sustainability Coordinator to oversee and lead efforts.



CHAPTER 2.0 DEMOGRAPHICS

2 Demographics

This chapter provides information on resident and business demographics and the MRW stream.

2.1 Introduction

The data in this chapter is used in various ways in the HWMP, such as assessing the need for or determining the impact of a proposed new program, ways to reach underserved populations, and the need for new facilities to collect and recycle or dispose of MRW generated in the County.

There is limited available data to determine precise quantities of MRW generated, such as the items shown in Figure 2-1. Exactly



Figure 2-1. MRW Example

how many hazardous products are sold, used, and disposed of (properly or improperly) each year is unknown. For residential sources in particular, products may be stored for multiple years before the person determines that the material is no longer useful or needed and takes it to an MRW facility or places the product in the waste for disposal. In addition, although quantities and types of MRW collected and shipped are tracked, it is unknown how many residents are recycling or disposing of wastes through private drop-off programs and private collection services. Also unknown is the number of SQGs and medium- and large-quantity generators utilizing the services of private collection companies for their hazardous wastes. Chapter 4.0 – Existing Facilities and Programs provides additional information on drop-off programs.

2.2 Population

This section presents information on population and population forecasts.

2.2.1 Population Forecasts

Current population levels and population growth over time are important considerations for MRW management planning. In general, the more people there are, the more waste is generated.

According to the Washington State Office of Financial Management (OFM) April 2024 Population Changes and Rank Report, the County is the sixth most populated county in Washington State and incurred a 4 percent growth in population from April 2020 to April 2024.

Table 2-1 presents the County's population, including incorporated and unincorporated areas, and a breakdown by city populations. This table uses population figures produced for 2024 by the OFM.

Table 2-1. Thurston County Population Estimates

Area	2020 ¹	2024 ¹	2025 ²	2030 ²	2040 ²	2045 ²
Thurston County, Total	294,793	307,000	313,985	333,783	371,542	389,659
Unincorporated Areas	144,856	145,735	148,289	158,213	176,111	184,698
Incorporated Areas	149,937	161,265	165,156	175,570	195,431	204,961
Cities and Towns						
Bucoda ³	600	620	620	620	620	620
Lacey	53,526	60,210	61,725	65,617	73,075	76,653
Olympia	55,382	57,450	58,880	62,632	69,751	73,170
Rainier	2,369	2,565	2,642	2,809	3,127	3,279
Tenino	1,870	2,070	2,147	2,282	2,541	2,664
Tumwater	25,573	27,470	28,077	29,847	33,223	34,843
Yelm	10,617	10,880	11,065	11,763	13,094	13,732

¹Data for these years is from the OFM's "April 1, 2024 Population of Cities, Towns, and Counties, 2020-2024," <http://www.ofm.wa.gov/pop/april1/default.asp>. (OFM 2024).

²Total population data for the years 2025 through 2045 is from the OFM's "Projections of the Total Resident Population for the Growth Management Act, Medium Series: 2020 to 2045 by five year intervals," <https://www.ofm.wa.gov/washington-data-research/population-demographics/population-forecasts-and-projections/growth-management-act-county-projections>. Population figures by area and city for the years 2025 through 2045 assume the same breakdown as for 2024.

³The population for Bucoda has remained the same or decreased since 2010. For purposes of this table, the population projections for Bucoda are shown as not increasing based on the last 10 years of data.

The Thurston Regional Planning Council (TRPC) prepares population, housing, and employment data for the County. Figure 2-2 provides a graphic of the TRPC historical population forecast for the County.

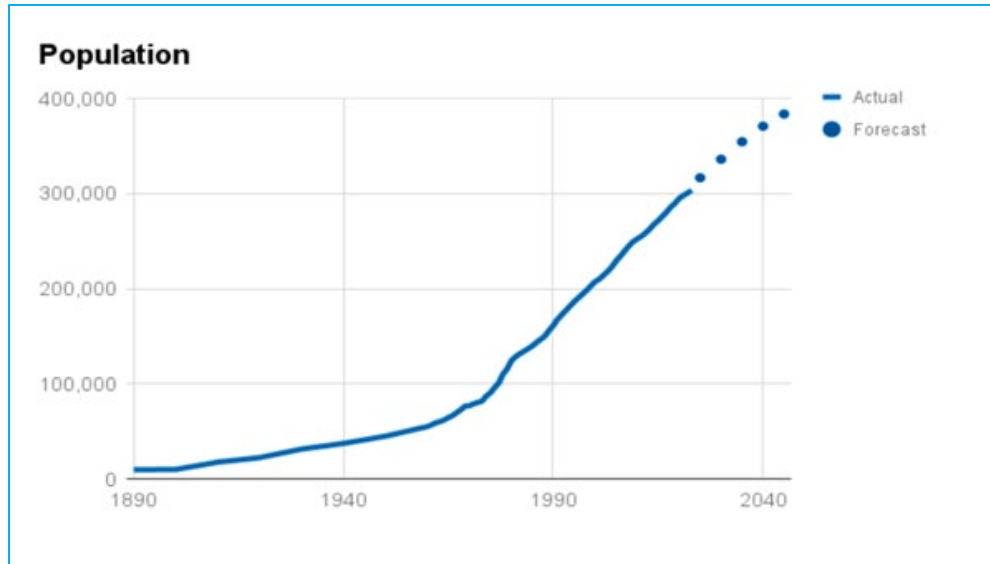


Figure 2-2. TRPC Population Forecast¹

2.2.2 Racial Equity

TRPC provides information on demographics in the County. The racial and ethnic makeup of the County continues to become more diverse. In 2020, 29 percent of County residents identified as a person of color, Hispanic, Latino, or a race other than white alone. Those who identified as either Asian alone or multiracial (two or more races) comprised the largest minority groups.

The Chehalis and Nisqually Reservations are the most diverse communities in the region. Lacey continues to be the most diverse of the County's cities and towns, with 40 percent identifying as a person of color.

The County's Hispanic and Latino population is also increasing, growing from 5 percent in 2000 to 10 percent in 2020. Figure 2-3, created by TRPC, provides information on ethnicity in Thurston County.

¹ Thurston Regional Planning Council. [Population, Housing, and Employment Data | Thurston Regional Planning Council, WA \(trpc.org\)](https://www.trpc.org/Population-Housing-and-Employment-Data)

Population by Race (2020)

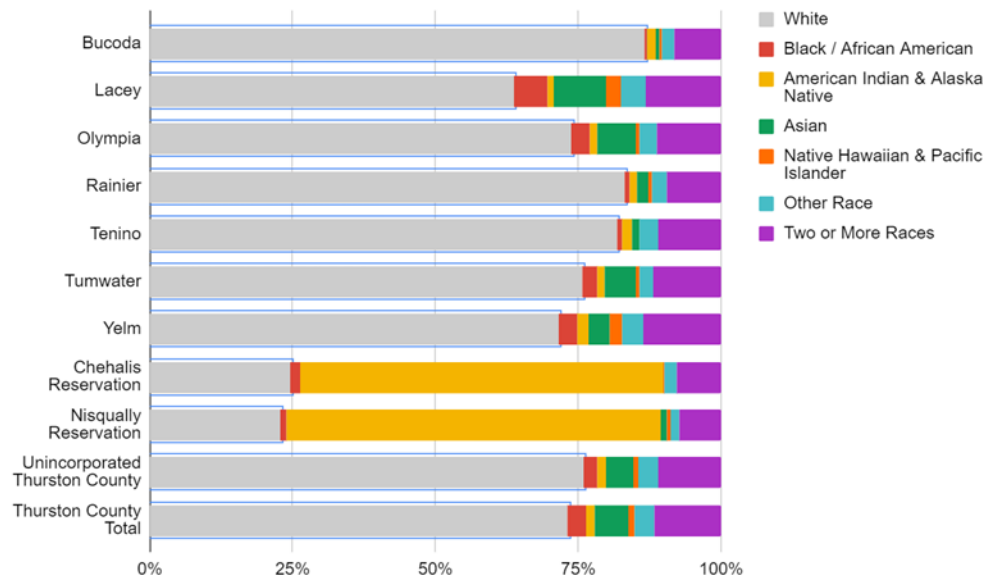


Figure 2-3. TRPC Population by Race²

In 2021, the County established the Thurston County Council on Racial Equity and Inclusion with the purpose to advise elected and appointed officials on matters of racial equity and inclusion within services and the policies, processes, and practices used to accomplish the mission of the County. Additional information can be found on the County website.³

2.2.3 Employment and Businesses

The County's total employment has been increasing steadily since 2000. The County's largest industry, government and government services, employs a quarter of the workers, and the five largest industries combined employ just under 60 percent of County workers (Figure 2-4).

² [Race/Ethnicity | Thurston Regional Planning Council, WA \(trpc.org\)](https://www.thurstoncountywa.gov/departments/board-county-commissioners/thurston-county-racial-equity-and-inclusion/racial-equity-council)

³ <https://www.thurstoncountywa.gov/departments/board-county-commissioners/thurston-county-racial-equity-and-inclusion/racial-equity-council>

Thurston County Employment

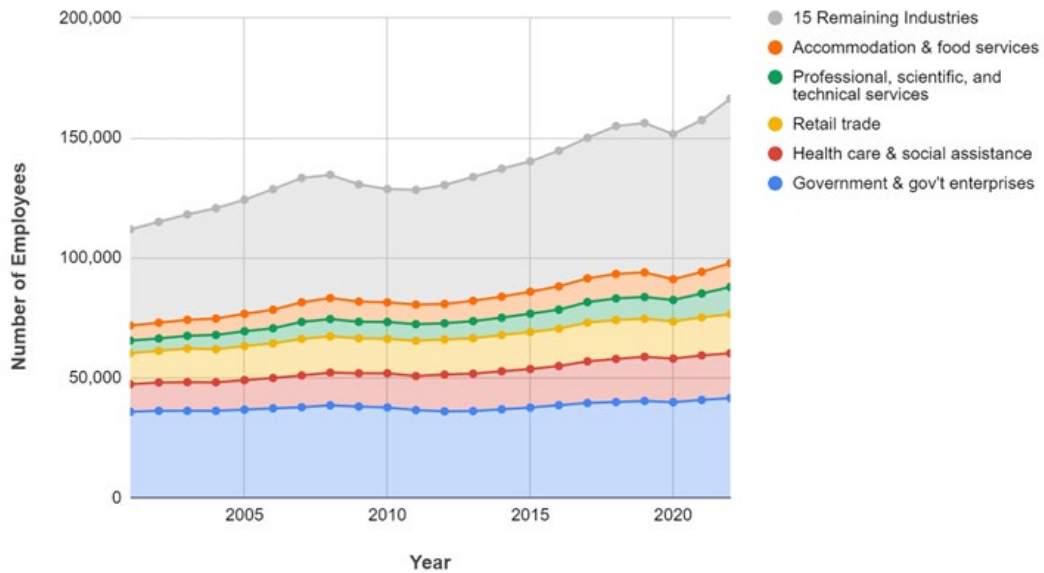


Figure 2-4. TRPC Employment by Sector⁴

TRPC's latest evaluation of employment shows that between 2021 and 2022, the following employment sectors saw the greatest percentage of increases in the number of jobs:

- Transportation and warehousing (27 percent)⁵
- Professional, scientific, and technical services (13 percent)
- Management of companies and enterprises (13 percent)

HazoHouse accepts MRW from businesses for a fee and from residents at no cost. The County maintains over 130 SQG charge accounts for disposal from businesses at HazoHouse.

⁴ [Employment by Sector | Thurston Regional Planning Council, WA \(trpc.org\)](https://www.trpc.org/employment-by-sector)

⁵ The transportation and warehousing sector and management of companies and enterprises are included in the 15 remaining industries in Figure 2-4.

2.3 Waste Stream

This section provides information on the County waste stream and the MRW products disposed of.

2.3.1 Thurston County Waste Characterization Study

The County commissioned a Waste Characterization Study (Study) to analyze MSW arriving for disposal at the Waste and Recovery Center in 2022 through 2023. The Study's objective was to provide the County with accurate composition data for the waste delivered. Data was collected specific to the following generator types:

- Commercial (including curbside and self-haul), as shown in Figure 2-5
- Residential (including single-family/multi-family curbside and self-haul)
- Drop-box facilities (Rainier and Rochester self-haul)



Figure 2-5. Commercial Waste Sample

The Study also included an analysis of contaminants in recyclables and organics (commercial and residential). The Study evaluated data from 149 samples over three seasons and was completed in June 2023. Figure 2-6 shows the combined composition of the tons of residential, self-haul, commercial, and drop-box sites that were disposed of, using 2022 waste tonnage data as the basis for composition.

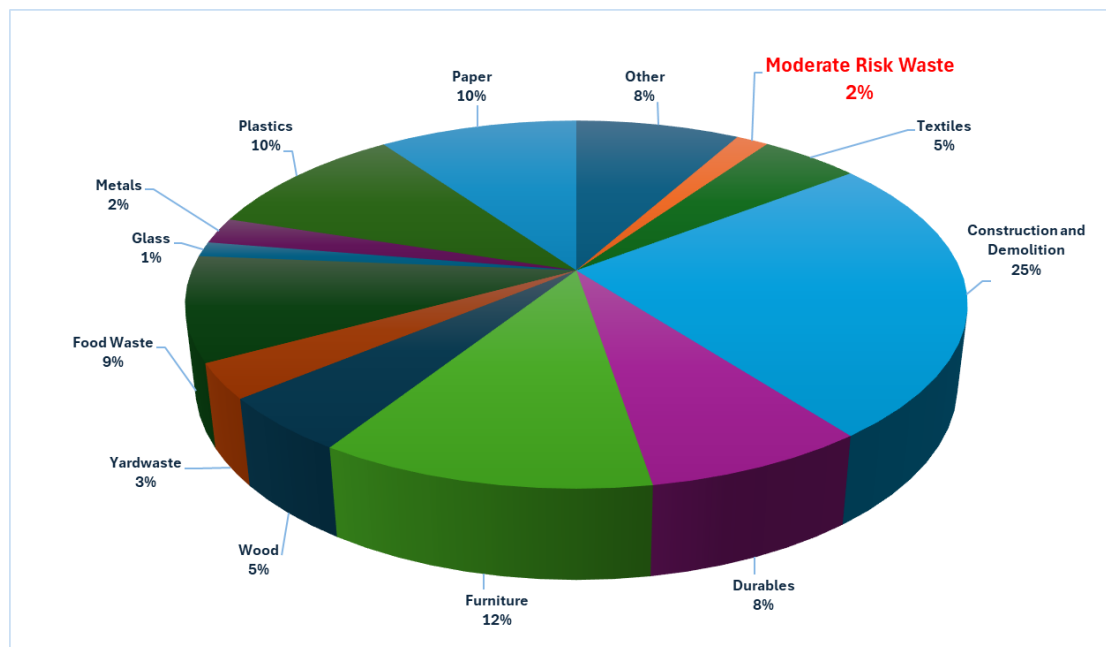


Figure 2-6. Thurston County Waste Composition Results (2022/2023)

Two percent of the waste composition was classified as MRW. This category did not include electronics or pharmaceuticals as these waste streams are identified, along with appropriate recommendations for implementation, in the SWMP. Electronics and pharmaceuticals are not included in this HWMP.

MRW materials were noted in the waste streams from both residential and commercial samples, although at 1.2 percent of residential and 2.4 percent of commercial waste. Figure 2-7 provides information on waste characterization results by generator.

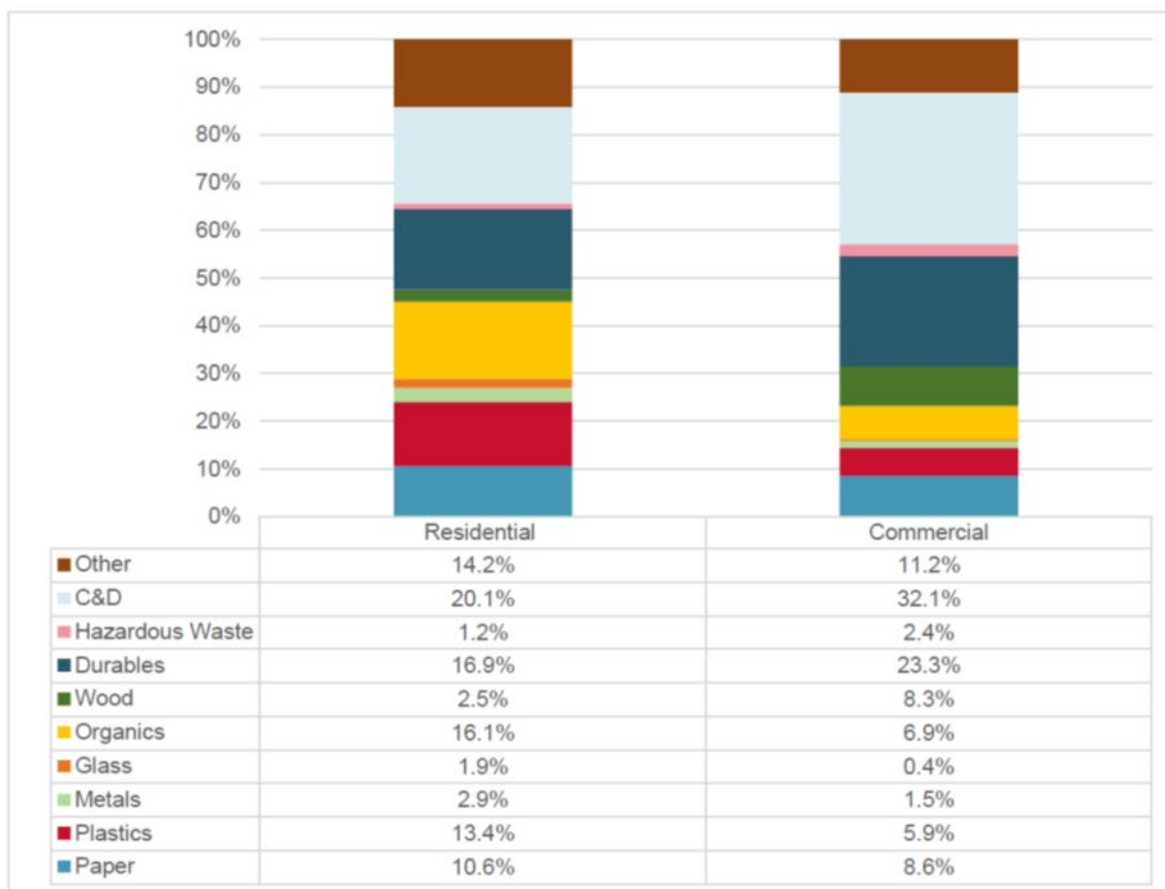


Figure 2-7. Thurston County Waste Characterization Results by Generator⁶

Although MRW was found in small quantities in the waste stream, these materials have the potential to be illegally disposed of and may harm those who handle them. MRW materials observed in the waste stream and considered relevant to HWMP recommendations include paint, batteries, chemicals, products containing mercury, automotive products, and others.

⁶ HDR. 2023. Waste Characterization Study. [Thurston County Waste Characterization Study Final Draft 6-29-23.pdf](#)

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CHAPTER 3.0 PUBLIC ENGAGEMENT SURVEYS

3 Public Engagement Surveys

3.1 Introduction

In addition to engaging the SWAC in the development of this Plan, the project team developed a survey to engage the larger County community to share input on MRW management, programs, and practices to inform opportunities for improvement and the final recommendations included in this Plan. This chapter includes a description of the survey methods and key findings of the results, as well as relevant findings from the South County Transfer Station public engagement conducted in 2022. Survey questions and detailed results of the survey are included in Appendix F.

3.2 Public Engagement Methods

In July 2024, 166 survey responses were received over a 3-week period. County staff administered two slightly variable versions of the survey designed by the project team. The first version was used on site at HazoHouse and included a few questions specific to HazoHouse customers. The second version of the survey was administered off-site and online. The survey was accessed online via a link provided on the County website and on a printed handout shared during survey efforts and at public events (Figure 3-1). Staff offered in-person participants the option to take the survey verbally or online at their convenience using the QR code provided. To analyze the results of the survey, the two versions were combined into overall findings. The intercept survey questions and the detailed survey results are included in Appendix F.

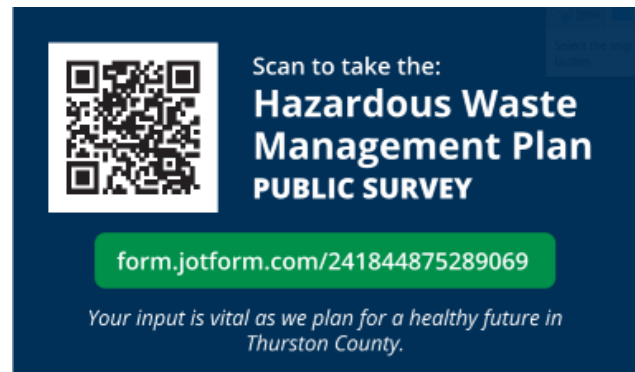


Figure 3-1. Printed Handout with QR Code

3.2.1 On-site Surveys at HazoHouse

County staff administered on-site intercept surveys at HazoHouse on July 12, 2024 (8 a.m.–4 p.m.) and July 19, 2024 (10 a.m.–2 p.m.). Between the two survey shifts, 110 customers participated in-person at HazoHouse.

3.2.2 Off-site/Online Survey

The second version of the survey was administered in-person at locations other than HazoHouse, accessible via QR code, and publicly available online through the County website. This version of the survey did not include questions specific to HazoHouse customers, and instead asked a general question about the survey participant's awareness of the facility. Overall, the off-site/online survey received responses from 56 participants.

OFF-SITE INTERCEPT SURVEYS

The project team distributed a handout with a QR code at the following off-site locations:

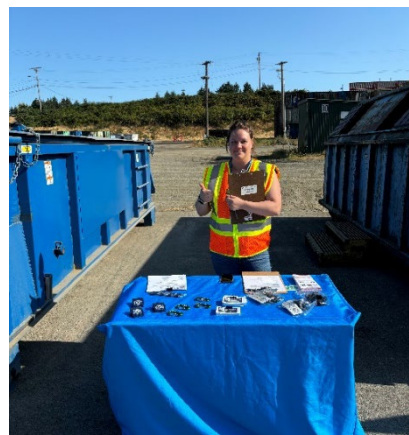


Figure 3-2. Intercept Survey Conducted at WARC Recycling Drop-off Center

Table 3-1. Off-site survey events

Location	Date
WARC Recycling Drop-off Center	July 12 (8 a.m.–4 p.m.)
Atrium	July 24 (10:30 am–1:30 p.m.) July 29 (8:30–10:30 a.m.) July 30 (1:30–2:30 p.m.)
Thurston County Fair	July 31 (1–3:30 p.m.) August 1 (12–4:30 p.m.)

ONLINE SURVEYS

Access to the survey online was created to increase community engagement and solicit additional feedback from residents countywide. The online survey was live July 12–August 5, 2024. The survey link was also posted to the following social media platforms on July 19, 24, and 30:

- Facebook
- Instagram
- X
- Threads

The survey link was also posted to the following websites July 18–July 30:

- [Business Pollution Prevention | Thurston County \(thurstoncountywa.gov\)](https://www.thurstoncountywa.gov/business-pollution-prevention)
- [Disposal & Recycling of Specific Hazardous Wastes | Thurston County \(thurstoncountywa.gov\)](https://www.thurstoncountywa.gov/disposal-recycling-specific-hazardous-wastes)
- [Solid Waste Regulation | Thurston County \(thurstoncountywa.gov\)](https://www.thurstoncountywa.gov/solid-waste-regulation)
- [Healthy Homes and Yards](https://www.thurstoncountywa.gov/healthy-homes-and-yards)

3.3 Key Findings

This section includes key findings from the 2024 survey and the following section presents key findings from the 2022 South County survey. Overall, the results from the



two survey efforts suggest that while the majority of residents are aware of and utilize services at HazoHouse, the main barrier is the travel distance to the facility required for many County residents (specifically South County residents). Opportunities for improvement identified through this effort include increasing county-wide accessibility for HHW disposal, managing and promoting HHW reuse programs, and increasing education and outreach to ensure proper management of HHW and to bolster participation in take-back programs. These key findings are incorporated into the recommendations in Chapter 6. Detailed survey results can be found in Appendix F.

3.3.1 Survey Results

The key findings of the survey are grouped into the following themes: HazoHouse, education and assistance, reuse and product stewardship, behaviors, and program improvements. For the purpose of these key findings, survey participants that did not respond or responded “not applicable” to a specific question were removed from the analysis of that question.

HAZOHOUSE USAGE

- 7% of customers at HazoHouse were there on behalf of a business, and most that responded on behalf of a business felt the fees are reasonable.
- 77% of off-site respondents are aware that HazoHouse exists and that the facility accepts MRW.
- Only 12% of all survey respondents specified they have never used HazoHouse, and 47% of all respondents use the facility at least a few times per year.
- 80% of survey respondents travel less than 15 miles to the HazoHouse/WARC facility.
- 76% of survey participants said HazoHouse is convenient or very convenient. For those that find HazoHouse to be inconvenient or very inconvenient (7%), most specified that it is too far to travel (Figure 3-3).

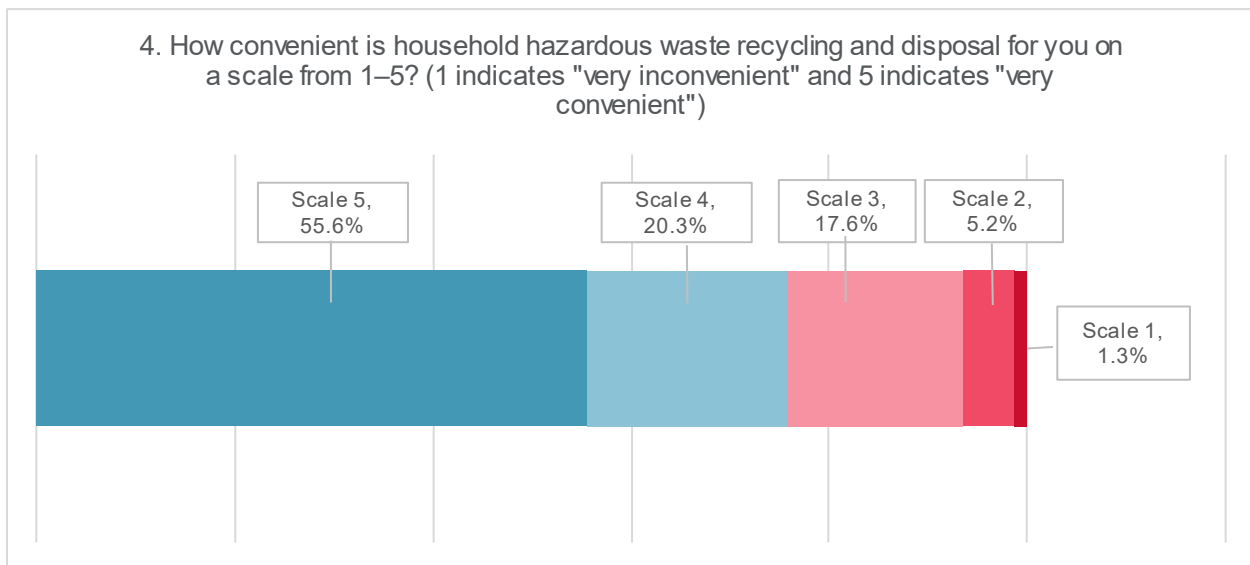


Figure 3-3. Convenience Rating of HazoHouse

- 56% of respondents say they take their unwanted, unused chemicals to HazoHouse and 28% say they keep them stored or use them up. Another 9% said they throw them in the garbage or recycling.
- The most common materials brought by participants were paints/solvents/stains and automotive wastes (Figure 3-4).

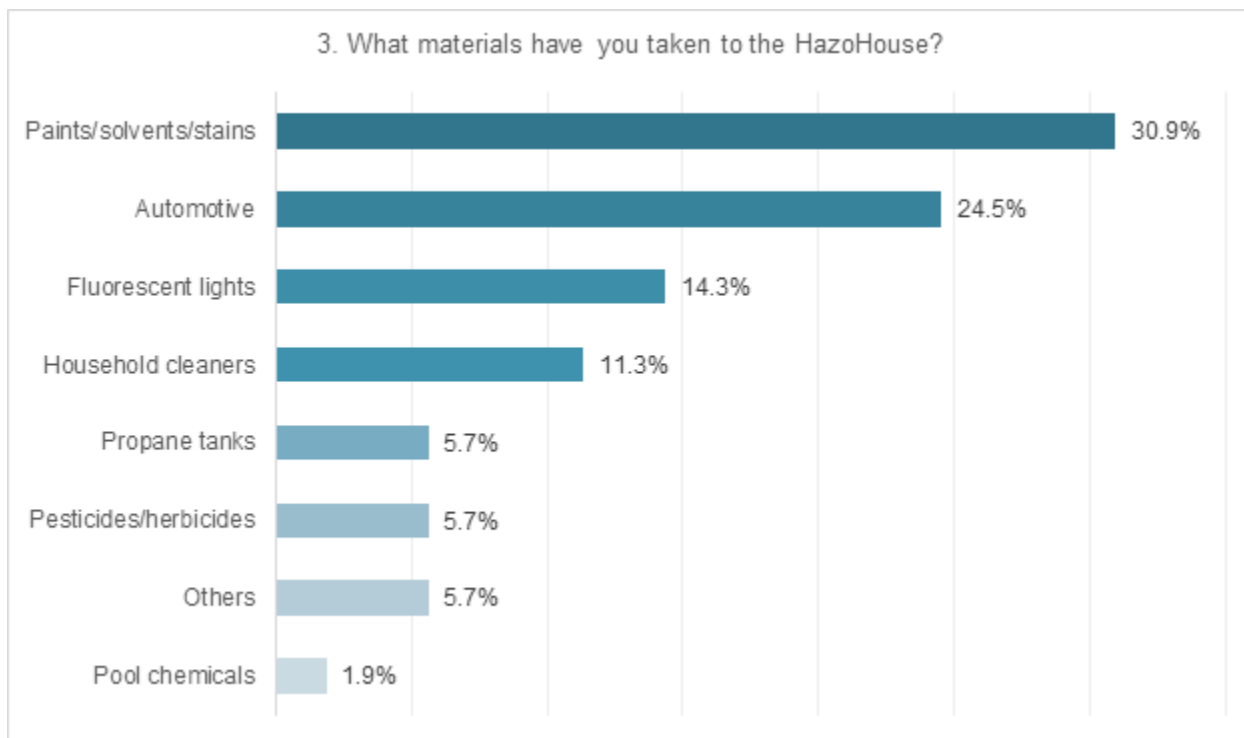


Figure 3-4. Materials taken to HazoHouse

EDUCATION AND ASSISTANCE

- 13% of respondents were aware of the Business Pollution Prevention Program.
- 70% of respondents knew they have a clear protocol in place at work for managing hazardous products and 14% were unsure.
- While 60% of respondents have used the County website for information on hazardous materials, only 19% prefer to get the information on the website. Another 34% prefer to receive educational materials via email and 19% prefer mail (Figure 3-5).

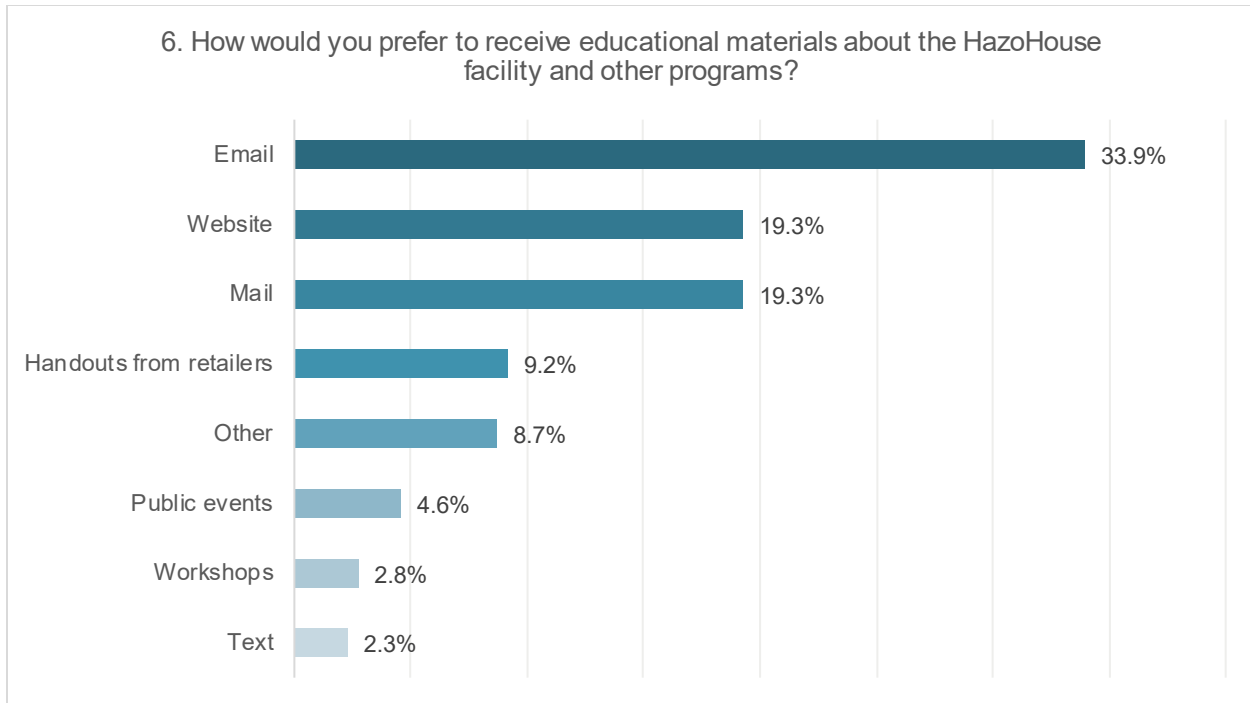


Figure 3-5. Preferences for Receiving Educational Materials

REUSE AND PRODUCT STEWARDSHIP

- While only 10% of respondents knew they'd previously used a HHW reuse program (most commonly the Swap Shop at HazoHouse), 73% said they would use the program if it was available at HazoHouse. This suggests that if the Swap Shop is reinstated at HazoHouse in the future, advertising the program could be an effective way to increase participation.
- 45% of respondents have participated in take-back programs, most commonly E-Cycle (Figure 3-6). The majority of those that answered "Other" specified electronics take-back programs.

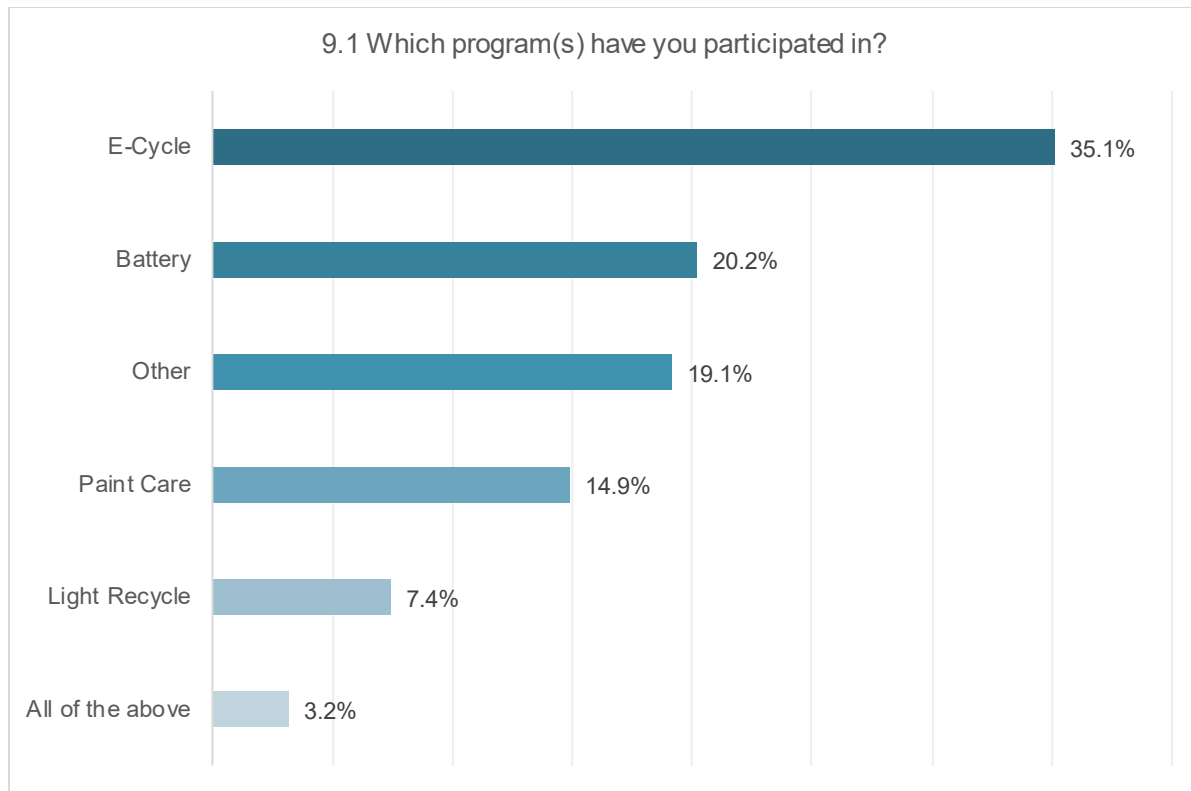


Figure 3-6. Take-back Program Participation

BEHAVIORS

- 88% of respondents read warning labels on HHW products.
- Most respondents store their HHW in their garage (39%) or under the sink (26%) at home.
- The main motivations for purchasing products were effectiveness (37%) and less toxic ingredients (36%) (Figure 3-7).

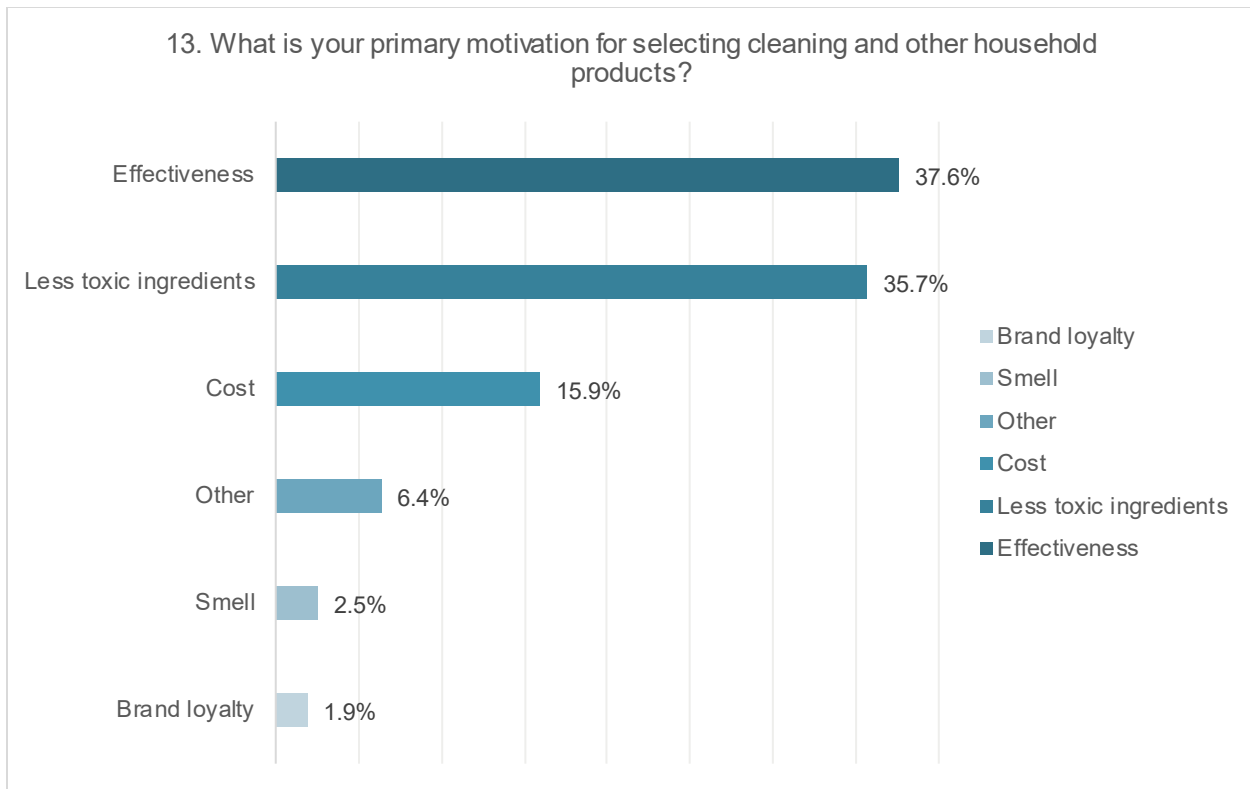


Figure 3-7. Primary Motivations for Purchasing Household Products

PROGRAM IMPROVEMENTS

- When asked what the County could do to improve HHW disposal and recycling service, 15% requested pickup service of HHW and 12% asked for additional drop-off locations. Another 7% of respondents requested more public education to increase awareness.

3.4 Thurston County South County Transfer Station Survey

Thurston County administered a public survey in 2022 at the Rainier and Rochester Drop-Box sites in the southern portion of the County. The engagement effort included both intercept and online surveys over six weeks and received a total of 415 responses. The purpose of the survey was to evaluate the possibility of the development of a new transfer station facility in the southern portion of the County. Key findings from this survey effort that are relevant to the objectives of the 2024 survey are included in this section.

3.4.1 Key Findings

- Overall, HHW services ranked second for additional services requested in the south county (following organics).
- 58% of south county survey participants travel to the WARC for recycling and disposal services.
- 45% of survey respondents said they were willing to travel up to 10 miles to a disposal site. Nearly all of the remaining respondents said they would be willing to travel up to 20 miles. This finding is comparable to the 2024 survey, which found that 80% of survey participants travel up to 15 miles to get to the WARC.



Figure 3-8. 2022 South County Transfer Station Survey



CHAPTER 4.0 EXISTING FACILITIES AND PROGRAMS

4 Existing Facilities and Programs

4.1 Introduction

This chapter discusses existing MRW handling facilities, programs and education and outreach.

4.2 Background

This section provides a summary of MRW definitions, regulations and guidance, and Thurston County MRW facilities.

4.2.1 Definitions

MRW is defined as solid waste that is limited to conditionally exempt Small-Quantity Generators (SQG) waste and HHW. MRW has the same characteristics of hazardous waste; flammability, corrosivity, toxicity, and/or reactivity, and therefore poses the same risks. Washington State and federal laws do not regulate these wastes as hazardous wastes. MRW is regulated by WAC 173-350-360 under the authority of RCW 70A.300 and RCW 70A.205.

HOUSEHOLD HAZARDOUS WASTE

The Hazardous Household Substances List developed by Ecology is shown in Table 4-1. The Hazardous Household Substance list is not exhaustive but is meant as a starting point for local governments to identify household products which may pose public health or environmental risks in the planning area. Items listed have at least one hazardous property such as flammable, toxic, corrosive, reactive, or radioactive. If generated in a residence, these products become HHW when discarded.

SMALL QUANTITY GENERATOR WASTE

Many businesses and institutions produce small quantities of dangerous wastes. To be a Small Quantity Generator, a business or institution produces dangerous waste at rates of less than 220 pounds per month or per batch (or 2.2 pounds per month of extremely hazardous waste) and accumulates less than 2,200 pounds of hazardous waste (or 2.2 pounds of extremely hazardous waste) on site. Extremely hazardous wastes include certain pesticides and other poisons that are more toxic and pose greater risks than other MRW. Businesses and institutions that meet these conditions are SQGs and are subject to fewer state and federal regulations. However, they still must follow the Dangerous Waste Regulations, for example they are still required to:

- Designate waste promptly at the point of generation.
- Count dangerous waste and determine generator category.
- Manage dangerous waste safely.
- Ensure dangerous waste delivery to an approved facility.
- Submit an annual report and notifying of treatment activities (if assigned an active EPA/State ID Number).

Table 4-1. Household Hazardous Substance List

This list is provided by Ecology as required by RCW 70A.300.350(4)(a)				
Substance(s) or Class(es) of Substances	Hazards			
Group 1: Repair and Remodeling	Flammable	Toxic	Corrosive	Reactive
Adhesives, Glues, Cements	X	X		
Cement Etching Solutions			X	
Roof Flashing Containing Lead		X		
Roof Coatings, Sealants		X		
Caulkings, Sealants		X		
Epoxy Resins	X	X		X
Latex (water) Based Paints with mold inhibitors		X		
Solvent Based Paints	X	X		
Solvents, Thinners	X	X	X	X
Paint Removers, Strippers		X	X	
Group 2: Cleaning Agents	Flammable	Toxic	Corrosive	Reactive
Oven Cleaners		X	X	
Rust Removers			X	
Degreasers, Spot Removers	X	X	X	
Toilet, Drain, Septic Cleaners		X	X	
Polishes, Waxes, Strippers	X	X	X	
Deck, Patio, Chimney Cleaners	X	X	X	
Solvent Cleaning Fluid	X	X	X	X
Household Bleach (< 8% solution)			X	
Group 3: Poisons	Flammable	Toxic	Corrosive	Reactive
Insecticides	X	X		
Fungicides		X		X
Rodenticides		X		X
Molluscides		X		
Wood Preservatives		X		
Moss Retardants		X	X	
Herbicides		X		
Fertilizers		X	X	X
Group 4: Auto, Boat, and Equipment Maintenance	Flammable	Toxic	Corrosive	Reactive
Batteries	X	X	X	X
Waxes, Cleaners	X	X	X	
Paints, Solvents, Cleaners	X	X	X	X
Aerosol Cans	X	X	X	X
Adhesives, Glues, Cements	X	X		
Fuel or Oil Additives	X	X	X	X
Gasoline	X	X	X	X
Flushes	X	X	X	X
Auto Body Repair Materials	X	X		
Motor Oil		X		
Diesel Oil	X	X		
Antifreeze		X		
Group 5: Hobby and Recreation	Flammable	Toxic	Corrosive	Reactive
Paints, Thinners, Solvents	X	X	X	X
Pool/Sauna Chemicals	X	X	X	X
Photo Processing Chemicals	X	X	X	X
Metal Cleaning, Refining Chemicals		X	X	X
Glues, Cements	X	X	X	

4.3 Moderate-Risk Waste Generation

RCW 70A.300.350(1)(a) requires local governments to prepare hazardous waste management plans that contain an assessment of the quantities, types, generators, and fates of hazardous waste in each jurisdiction. This Plan serves to compile that data for Thurston County, and this chapter focuses on the MRW associated with HHW and SQG aspects/quantities of hazardous waste. The quantities, types, and fates of MRW in Thurston County are described in Section 4.4. The following subsections focus on the generators of this waste in Thurston County.

4.3.1 Hazardous Waste Inventory

The following information helps provide an inventory of hazardous waste management in Thurston County by addressing dangerous waste generators (i.e., large-quantity generators), contaminated sites, transporters and processing facilities, and locations where hazardous waste facilities can be sited (“zone designations”). Additional information on generators located within the County, and the waste they produce can be found online: [ECY Hazardous Waste Facilities Search Tool](#)

GENERATORS OF HAZARDOUS WASTE

Small Quantity Generators (SQGs) are not required to register with the State of Washington. Ecology records (latest data as of June 2024) show that 136 businesses and institutions in Thurston County are registered as hazardous waste generators and have reported the generation of waste. Of those registered, there are 68 small quantity generators, 26 medium quantity generators, and 42 large quantity generators. Additional information on potential SQGs not registered with Washington State can be found in Section 4.3.2.

REMEDIAL ACTION SITES

Ecology’s list of confirmed and suspected contaminated sites in Thurston County can be found online through the [What’s in my Neighborhood](#) tool. There are a total of 472 sites listed in Thurston County, 185 of which are still in the process of or awaiting cleanup.

HAZARDOUS WASTE SERVICES (TRANSPORTERS AND FACILITIES)

Ecology records show there are no State regulated Treatment, Storage, and Disposal facilities managing hazardous waste in the county. Multiple private companies, in and out of the state, provide transportation and disposal services for a wide range of materials. The current list of these companies can be found on the Ecology website.⁷ This list is not exhaustive, and an online search could find other hazardous waste service providers. Thurston County contracts with Clean Harbors as their transporter and disposal services for MRW collection.

ZONE DESIGNATIONS

The general requirements for dangerous waste management facilities are included in WAC 173-303-280. While there are currently no such facilities in Thurston County, it is required for local hazardous waste plans to describe the eligible zones designated in each jurisdiction in accordance with RCW 70A.300.370. According to Ecology records,

⁷ [Ecology’s Waste service providers webpage](#)

the following jurisdictions have approved land use zones described in local ordinances where a dangerous waste facility could be located: Thurston County, Olympia, Lacey, Tumwater, Yelm, Bucoda, and Tenino.

4.3.2 Inventory of Moderate-Risk Waste Generators

As stated above, MRW generators include HHW from local residents as well as SQG from local businesses and institutions. According to the most recent census data, there are 115,695 households and 6,686 employer establishments in Thurston County⁸. For residential sources in particular, products may be stored for multiple years before the resident determines that the material is no longer useful or needed and takes it to an MRW facility. In addition, although quantities and types of MRW collected and shipped are tracked, it is unknown how many residents are recycling or disposing of wastes through drop-off programs and private collection services. Also unknown is the number of SQGs utilizing the services of private collection companies for their hazardous wastes.

4.4 Existing Facilities and Programs

This section describes existing facilities and programs that manage MRW in Thurston County.

4.4.1 HazoHouse

The WARC, which operates as the main solid waste transfer station facility for Thurston County, is located at 2420 Hogum Bay Road NE, Lacey, Washington, and accepts MSW from municipal, commercial, and self-haul (public) customers. The WARC offers opportunities for the public and SQGs to drop-off MRW in a dedicated facility known as HazoHouse. Figure 4-1 provides the layout of facilities located at the WARC, including the location of the HazoHouse facility.

⁸ [U.S. Census Bureau QuickFacts: Thurston County, Washington](#)



Figure 4-1. WARC Facility Layout

Thurston County owns and operates a fixed facility, HazoHouse, to collect MRW from residents and SQGs. This 2,870-sf facility, constructed in 2011, offers residents the opportunity to safely dispose of their HHW at no cost and eligible businesses can dispose of waste for a small fee. Informational handouts on recycling and proper waste disposal are available at the facility. HazoHouse operates seven days per week from 8:00 a.m. through 4:45 p.m. HazoHouse currently accepts the following items for recycling and disposal:

- Automotive products (brake fluid, oil filters)
- Antifreeze – limit of 5 gallons per vehicle per day
- Motor oil – limit of 5 gallons per vehicle per day
- Batteries except standard alkaline - Each battery must be placed in an individual, sealable plastic bag.
- Oil-based and latex paint – limit of 10 gallons per vehicle per day.
- Thinners and solvents
- Cleaning supplies
- Glues and adhesives
- Pesticides
- Pool and hobby chemicals



Figure 4-2. HazoHouse Bulking Area

- Liquid fuels – limit of 5 gallons per vehicle per day
- Fluorescent lights, compact fluorescent lights, High Intensity Discharge lights, yard light bulbs and their ballasts. – limit of 10 per vehicle per day. No broken bulbs or light tubes taped together. Transport them in their original boxes if possible. Ballasts labeled as “no PCBs” should be disposed of as garbage.
- Propane containers (5 gallons or smaller) – Limit of three propane tanks per vehicle per day. Accepted tanks include:
 - Standard barbecue tanks
 - Compact camp stove propane canisters (such as the green Coleman single-use fuel canisters)
 - Small, narrow propane cylinders used by plumbers and other contractors.
- Products containing mercury - place thermometers in their original containers or in two plastic sealable bags.

4.4.2 Collection Programs

The following bullets describe current MRW collection programs operating in Thurston County:

- Batteries, both auto lead acid and NiCad/NIMH/Lithium, are accepted at HazoHouse. In 2023, Washington State Legislature passed a law requiring battery manufacturers to create a statewide collection system for portable batteries beginning in 2027 and medium batteries by 2029.
- Electronic waste is accepted through the E-Cycle Washington program. The E-Cycle Washington program allows for the collection and recycling of televisions, desktop computers, laptop computers, tablet computers, e-readers, portable video disc players, and computer monitors. However, peripherals such as keyboards, mice, and printers are not covered by the program. More than 330 collection sites (statewide) have been established since January 2009. Since inception, E-Cycle Washington has collected more than 460 million pounds of discarded electronics. Names and locations of collection sites can be obtained by calling 1-800-RECYCLE or going to the following website:
www.ecyclewashington.org.



Figure 4-3. E-Cycle Washington

- Marine related hazardous waste is collected by Thurston County at the Olympia Yacht Club, Swantown Marina, and Zittles Marina. Thurston County provides covered containers at each site and accepts antifreeze, gasoline, diesel, oil, oil filters, sorbents, bilge waste, paint-related materials, zinc anodes, aerosols, and miscellaneous other waste. Collected marine related hazardous waste is transported to HazoHouse for further processing and packaging.



Figure 4-4. Marine Waste Collection

- Mercury-containing lights are accepted through the LightRecycle program. HazoHouse participates in this program and accepts fluorescent tubes at no charge. Additional collection sites can be found via the following link:
<https://www.lightrecycle.org/>



Figure 4-5. Light Recycle Washington

- The state has set a goal for 80 percent of household used oil to be collected and re-refined. To help achieve this goal, used oil is accepted at HazoHouse, Parts Plus in Olympia and Lacey, Valley Repair in Tenino, Rainier Drop-Box site, and the Rochester Drop-Box site, or at one of several privately owned businesses. The County owned and operated sites incorporate used oil best management practices when accepting used oil from the public and SQG's. Ecology recommended and implemented used oil best managements practices can be found at: [Ecology's Public Used Oil Collection - Focus on Reducing PCB Contamination](#). All used oil collected through County-owned sites is re-refined, as oil is collected from County-operated tanks and private businesses. Currently used oil is collected by Arcom and hauled to other companies that re-refine the oil.



Figure 4-6. PaintCare

- Additional collections sites can be found at the following website:
<http://1800recycle.wa.gov/>
- Paint is accepted through the PaintCare recycling program. HazoHouse participates in this program and accepts paints at no charge. Additional collection sites can be found at the following website: <https://www.paintcare.org/drop-off-sites/>
- The Washington State Department of Agriculture conducts agricultural chemical waste collection events in Washington state on an as-needed basis. Participants must sign up in advance to bring in wastes, but there is no cost to participate.
- SQGs and large-quantity generators use the services of private companies that collect specific types of wastes, but little public information is available on the amounts collected in this manner.

Thurston County provides online assistance for HHW disposal and recycling options online on the [Where Do I Take My?](#) page.

4.4.3 Processing, Transport, and Disposal

MRW has traditionally been processed, transported, and disposed of through the HazoHouse facility, located at the WARC, for recycling or disposal according to its Washington State Department of Transportation hazard classification (flammable, toxic, acid, corrosive, or reactive). MRW collected at the HazoHouse facility is shipped to licensed hazardous waste treatment, storage, and/or disposal facilities. Table 4-2 provides the quantities of MRW processed, transported, and disposed (HHW and SQG) through HazoHouse in 2021, 2022, and 2023.

Table 4-2. HazoHouse Quantities Shipped (in pounds)

Waste Type	2021	2022	2023
Acids	9,537	7,750	7,900
Antifreeze	5,659	5,715	4,640
Aerosols	33,813	33,624	22,100
Bases	15,500	13,500	16,940
Flammable Gases	3,671	2,849	2,958
Flammable Liquids	76,815	54,650	82,289
Flammable Solids	280	250	-
Fluorescent Tubes	1,000	1,000	1,500
Mercury	-	736	-
Oil – Non-Contaminated	36,090	37,240	34,185
Organic Peroxides	28	20	33
Oxidizers	2,000	2,000	1,507
Paint and Related Materials	143,250	111,800	110,750
Pesticides/Poisons	11,354	12,750	10,950
PCB Containing Materials	323	-	474
Reactives	28	-	60
Batteries (All types)	52,292	43,751	50,285
Other Materials/Non-Regulated	23,200	22,250	24,600
TOTAL (in pounds)	414,840	349,885	371,171
Participants	26,089	27,163	28,283

4.4.4 Household Hazardous Waste Education

Thurston County Public Health and Social Services Department (Health Department) implements the household and public education programs for Thurston County as recommended in the HWMP. These programs are funded with tipping fees with the goal to reduce residents' use of hazardous products and promote that hazardous products which cannot be reduced are properly used, stored, and handled. Thurston County staff conduct the following projects to educate residents regarding HHW:

- Healthy Home and Yard presentations and workshops
- Fairs and Events
- Healthy Homes and Housing Partnerships
- Retail-based Education and Outreach
- Healthy Childcare

In 2023, the following events, presentations, and partnerships were conducted:

HEALTHY HOME & GARDEN COMMUNITY EVENTS/PRESENTATIONS/PARTNERSHIPS

- ✓ Nine Common Sense Gardening workshops with 136 participants and seven tabling events with 497 contacts.
- ✓ Eight Healthier Home workshops with 109 participants and two tabling events engaging 24 participants.
- ✓ Housing partnerships effort with low-income residents engaged 25 participants in safer cleaning practices (pledges and kits distributed).
- ✓ Gathered more than 235 pledges from local residents who committed to improve their practices regarding use, storage, and disposal of HHW.

Figure 4-7. Healthy Homes Pledge

RETAIL STORE (POINT-OF-PURCHASE) OUTREACH

- ✓ Distributed over 20,000 Common Sense Gardening, Integrated Pest Management, Safe Medicine Return, and other waste-related guides through point-of-purchase, community kiosks and events.



Figure 4-8. Retail Point of Purchase display

HOUSEHOLD EDUCATION AND ASSISTANCE

- ✓ Provided Healthy Homes and environmental health information line assistance, serving 45 residents with Healthy Home and Yard advice.
- ✓ Issued six editions of Thurston Home and Garden e-newsletter, reaching over 850 residents per issue.
- ✓ Used oil education and outreach through pamphlets and County websites.

BEYOND BLEACH: TRAININGS FOR CHILDCARE

- ✓ Seven childcare trainings for 55 childcare providers, over 200 children served by these centers.

NETWORKS AND PARTNERSHIPS

- ✓ Go Green Lawn Care

- ✓ Thurston Conservation District
- ✓ Thurston ECO Network
- ✓ Washington statewide ecoPRO
- ✓ E3 Washington
- ✓ ...and more

Additional information on MRW education and outreach programs can be found on the Thurston County website.⁹

4.4.5 Business Pollution Prevention

The Thurston County Health Department provides pollution prevention assistance and regulates businesses that handle, store, or generate hazardous materials or waste, incentivizing businesses to adopt best management practices that reduce or eliminate the use of hazardous chemicals.



Figure 4-9. County Business Pollution Prevention Campaign

The Health Department participates in the Pollution Prevention Assistance (PPA) program which is comprised of representatives from cities, counties, and health departments across Washington. The program is funded through Ecology and provides free technical assistance to businesses that generate, handle, or store hazardous materials or waste.

Health Department technical assistance visits are designed to reduce or eliminate hazardous waste and pollutants at the source. A local pollution prevention specialist meets with organizations to evaluate current activities and practices. The specialist will discuss concerns, observations, solutions, and work directly to help solve common challenges around dangerous wastes, stormwater, solid waste, and spill prevention. This collaborative process limits liability, reduces risk, and improves work environments.

Between July 1, 2023, and June 30, 2024, program representatives conducted a total of 157 site visits through the PPA program. Of those, 112 were initial site visits, 42 were follow-up visits, and 3 were screening visits (a site visit was attempted but either access was denied or it was discovered that the business was not an SQG). Thurston County is required to complete 250 site visits each biennium, so those completed in the first year of this reporting period puts the County ahead of schedule for meeting the threshold. Examples of businesses visited include different types of automotive shops, commercial printers, dental offices, dry cleaners, school laboratories, auto recyclers, and paint contractors.

When working with a business, the goal is to bring the business into compliance with the Thurston County Nonpoint Source Pollution Ordinance (Article VI of the Sanitary Code)

⁹ <https://www.thurstoncountywa.gov/departments/public-works/solid-waste/garbage-recycling/household-hazardous-waste>

and provide the appropriate resources for correctly managing waste streams in the future. If practices or physical handling and storage methods need to be changed, a time is set up to have changes made, and return for a follow up. Formal enforcement action is not the preferred method for bringing businesses into compliance with the ordinance.

When a business is determined to be complying with the ordinance, they are given a Notice of Compliance, describing how their general waste stream is managed, the amount managed per month, and how they have chosen to manage the waste.

If a business is not in compliance with the ordinance at the conclusion of the initial visit, they are provided a Notice of Non-Compliance (NONC), which describes what wastes or products need to be addressed in order to be in compliance.

Most businesses are pleased with the outcome of the visits though some businesses may have to invest in pollution prevention equipment or supplies to satisfy the requirements of the Nonpoint Source Pollution Ordinance. Many were already in compliance before the technical assistance visit or are able to make simple changes to properly manage their waste streams. Additional information on this program is located on the County website:¹⁰

SQG and small business technical assistance and education are also conducted by Ecology. Information on the Ecology Small Quantity Generator assistance and education programs can be found on the Ecology website.¹¹

4.4.6 Compliance and Enforcement

Compliance issues are handled by the Health Department, which responds to complaints and other problems as they are identified. The Health Department receives LSWFA grant funding for this purpose. Additional information on Health Department compliance and enforcement responsibilities can be found in Section 5.3.1 Thurston County Public Health and Social Services Department.

4.5 Status of Previous Recommendations

The status of the recommendations made by the 2014 Plan can be found in Appendix C.

¹⁰ <https://www.thurstoncountywa.gov/departments/public-health-and-social-services/environmental-health/business-pollution-prevention>

¹¹ <https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/dangerous-waste-guidance/dangerous-waste-basics/generator-category/small-quantity-generators>

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CHAPTER 5.0 ADMINISTRATION, FINANCING, AND ENFORCEMENT

5 Administration and Financing

5.1 Introduction

This chapter addresses the administrative and financing activities related to hazardous waste.

5.2 Background

The County, cities, towns, and other organizations and agencies are responsible for providing administration and financing of federal, state, and local laws and regulations that guide the planning, operation, and maintenance of the region's hazardous waste management system. The County hazardous waste management system is required to meet applicable standards for the protection of human health and environmental quality in the region. Legal authority for the County HWMP is based on Washington State statute and County Board of Health Code. Federal law exempts HHW and SQGs from requirements of federal regulations.

5.3 Existing Conditions

Administrative responsibility for hazardous waste handling systems in the County is currently divided among multiple agencies and jurisdictions in local, county, and state governments. Each organization involved in the County hazardous waste management system is described below.

5.3.1 Thurston County Public Health and Social Services Department

PHSS works with the public, businesses, cities, and state agencies to develop and implement plans for the safe storage, collection, transportation, and final disposal of MRW. The powers and duties of local boards of health are described in RCW 70.05.060, which includes enacting and enforcing local rules to protect public health as well as establishing fees for services provided to protect public health. PHSS's role is to comply with RCW 70A.300 and WAC 173-350 – Solid Waste Handling Standards, the Thurston County Code and Thurston County Sanitary Code. PHSS is responsible for the following:

- Permitting MRW facilities operating in the County.
- Ensuring that permits are consistent with the HWMP, local ordinances, and appropriate state and federal regulations.
- Oversight of existing permitted facilities.



Figure 5-1. PHSS Staff Inspection

- Responding to complaints regarding improper storage and disposal of MRW.
- Implementation and enforcement of used oil point of sale signage and container standards. The County does not have an ordinance for the implementation and enforcement of used oil point of sale signage and container standards. Currently private retailers in Thurston County use their own corporate signage for internal collection programs, but PHSS plans to implement container standards in compliance with RCW 70A.224.040.
- Investigating illegal dumping and non-permitted dump sites.
- Provide pollution prevention assistance and regulate businesses that handle, store, or generate hazardous materials or waste.
- Develop and implement plans to reduce hazardous materials in the home and provide education on safe storage and collection of HHW.
- Perform abatement on properties that pose a public health and safety risk or when authorized by a court order.
- Maintaining the HWMP as adopted in relation to public health, safety, and sanitation by all persons in the County.

MRW facility permits are required in accordance with WAC 173-303 and WAC 173-350. Facilities are required to obtain MRW handling permits from PHSS.

PHSS and the County Public Works Department maintain a Memorandum of Understanding (MOU) for services related to solid and hazardous waste prevention, regulation, enforcement, education and outreach, and technical assistance which is funded with solid waste tipping fees. The following staffing levels are currently funded through this MOU:

- Three Solid Waste Enforcement employees
- Two Hazardous Waste Regulation and Technical Assistance employees
- One Section Supervisor
- Two Education and Outreach Specialists
- One (part-time/30 hours) Education and Outreach Program Assistant

Applicants for new MRW permits within the County will notify PHSS. Each applicant will submit a permit application and a SEPA checklist to PHSS, which will be forwarded to the County Public Works Department.

The County Public Works Department will then request a meeting of the SWAC for the purpose of reviewing the permit application for conformance with the HWMP. The SWAC will review the documents and return its findings to PHSS to consider and include those findings in its final decision.

PHSS will forward such findings and comments, along with the SEPA checklist and permit application, to the Thurston County Board of Health. Final approval or denial of the application shall rest with PHSS, which shall issue its approval/disapproval of the application within 90 days after its receipt, pursuant to RCW 70A.300.

5.3.2 Thurston County Department of Public Works - Solid Waste Division

The Washington State Hazardous Waste Management Act, RCW 70A.300, assigns local government the primary responsibility for managing MRW.

Authorization for local governments to coordinate with those persons involved in providing privately owned hazardous and MRW facilities and services is described in 70A.300 RCW as follows: “If a local government determines that a moderate-risk waste will be or is adequately managed by one or more privately owned facilities or services at



Figure 5-2. HazoHouse Bulking Room

a reasonable price, the local government shall take actions to encourage the use of that private facility or service. Actions taken by a local government under this subsection may include, but are not limited to, restricting or prohibiting the land disposal of a moderate-risk waste at any transfer station or land disposal facility within its jurisdiction.” Because no private MRW facilities were located within the County, the County and its planning partners authorized HazoHouse to be the facility to accept MRW. Washington State law requires local governments to have a HWMP and update it from time to time.

The County has entered into interlocal agreements with incorporated cities and towns prior to starting the HWMP review, update, and adoption process. These agreements address the HWMP participation and can be found in Appendix A.

The County exercises its operational MRW responsibilities through the County Public Works, Solid Waste Division (PWSW). The specific administrative functions performed include:

- Administering, staffing, and operating HazoHouse
- Administering and staffing public education programs for MRW
- Administering contracts
- Maintaining the HWMP as adopted in relation to public health, safety, and sanitation and providing regulations to govern the storage, collection, transfer, transportation, processing, use, and final disposal of solid waste and selected hazardous wastes by persons within the County
- Providing staff support for the SWAC

The PWSW HazoHouse is staffed by three Moderate Risk Waste Technicians.

PWSW is funded by the solid waste fees collected from the transfer station and drop-box sites and SQG fees assessed at HazoHouse (see Appendix H for current HazoHouse SQG fee assessment). The County also receives LSWFA grant monies from Ecology for MRW management and planning activities, HazoHouse operations, and pilot projects.

Table 5-1 outlines the 2024 budget for HazoHouse. The difference between revenues and expenditures is funded through solid waste tipping fees collected at the County-owned sites. The Thurston County Solid Waste Division assesses the tipping fee at all County owned and operated solid waste facilities. Approximately 2.5 percent of the tipping fee is designated for MRW and used oil recycling and disposal operations and reserves for contaminated oil disposal and facility upgrades. Table 5-2 includes the estimated budget and budget reserve for contaminated used oil.

Table 5-1. Thurston County HazoHouse Financial Information

Revenue and Expense	2024 Budget
Revenues	
SQG Revenues	\$18,000
LSWFA Grant	\$268,392
Total Revenues	\$286,392
Expenditures	
Salaries and Benefits (Employee Compensation)	\$340,736
Supplies (Operational Supplies)	\$39,200
Professional Services (Contracts with Vendors for Recycling and Disposal Services)	\$240,000
Utilities and Rentals (Utilities and Equipment Rentals)	\$37,000
Interfund Services (Communications)	\$6,715
Transfer Out to Environmental Health (Contractual Permitting, Education and Outreach, Inspections)	\$408,112
Total Expenses	\$1,071,763

Table 5-2. Used Oil Recycling Financial Information

Used Oil Recycling Element	Estimated Cost per Year
Implementation of the used oil recycling element (Collection, management, sign and container enforcement, education, and outreach)	\$30,000*
Budget reserve for contaminated oil disposal	\$30,000*
Total Estimated Cost	\$60,000

**These are estimates provided by PHSS based on 2014 Plan and current records of oil disposal costs.*

Thurston County Solid Waste Advisory Committee

Per RCW 70A.200, the Board of County Commissioners has appointed the SWAC to help develop solid waste and MRW handling programs and policies. The SWAC has adopted by-laws that can be amended by the SWAC, subject to the approval by the Board of County Commissioners. The SWAC consists of a minimum of nine members and a maximum of twelve members, each with one vote, and membership is outlined in the bylaws to include citizens, public interest groups, businesses, the waste management industry, agriculture, and local elected officials. Additional information regarding the SWAC by-laws can be found in Appendix D.

5.3.3 Washington State Department of Ecology

RCWs, specifically 70A.205 and 70A.300, provide for a comprehensive, statewide solid waste and hazardous waste management program and assign primary responsibility for solid waste and MRW handling to local governments. These regulations give each county, in cooperation with its cities, the task of setting up coordinated solid waste and hazardous waste management plans that place an emphasis on waste reduction and recycling programs, and MRW management strategies that reduce or eliminate the use of hazardous chemicals while protecting the environment. Enforcement and regulatory responsibilities are assigned to cities, counties, or jurisdictional health departments (such as the County PHSS), and Ecology (depending on the specific activity and local preferences). While Washington State law assigns primary responsibility for managing MRW to local governments, Ecology maintains regulatory and enforcement responsibility for dangerous waste generators, remedial action sites, transporters, and facilities that recycle, treat, store and/or dispose of hazardous waste.



Figure 5-3. Ecology MQG

Ecology has promulgated WAC 173-350, Solid Waste Handling Standards, which addresses the operational and other requirements for MRW facilities.

Under MTCA (RCW 70A.305), grants are available to local governments for hazardous waste management plans and programs and remedial actions to clean up existing hazardous waste sites. Solid and hazardous waste planning and programs are funded through the LSWFA Grants program administered by Ecology's Solid Waste Management Program. The state rule that governs this program is WAC 173-312 – Local Solid Waste Financial Assistance.

5.3.4 United States Environmental Protection Agency

At the federal level, RCRA regulates large generators of hazardous waste and delegates management of hazardous waste to the states.

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CHAPTER 6.0 STRATEGY ANALYSIS AND IMPLEMENTATION PLAN

6 Strategy Analysis and Implementation Plan

This chapter provides an analysis of planning issues considered and information about the cost and schedule for implementing the recommendations made in the HWMP. Information is also provided on monitoring progress and maintaining the HWMP.

6.1 Strategy Analysis

The following strategies were reviewed for consideration and potential implementation.

What data is available to ensure equity in access and service levels throughout Thurston County?

Data collection is critical to best serve Thurston County residents on proper management and disposal of MRW and to determine which residents are being potentially underserved. Nationwide research indicates that the average resident needs to dispose of HHW once every 7.4 years.¹² To meet this need, HHW collections should be serving at least 13.5 percent of the region's households each year. In 2023, Thurston County reported 28,283 customers utilized the HazoHouse facility. TRPC estimates that there were 126,700 households in Thurston County in 2023.¹³ This shows that the participation level throughout Thurston County was at 22 percent, far above the 13.5 percent average household service need.

In 2022, Thurston County conducted stakeholder engagement regarding the South County Transfer Station Siting Study and in 2024, additional stakeholder engagement was conducted that provided insight on customer behavior, education and outreach, reuse options, product stewardship, and potential program improvements. Information on the 2024 stakeholder engagement can be found in Chapter 3.

Continued study of participation at HazoHouse (and future MRW facilities) would help identify barriers for residents and businesses, increase engagement, inform targeted expansion of services, and improve accessibility to better serve all community members.

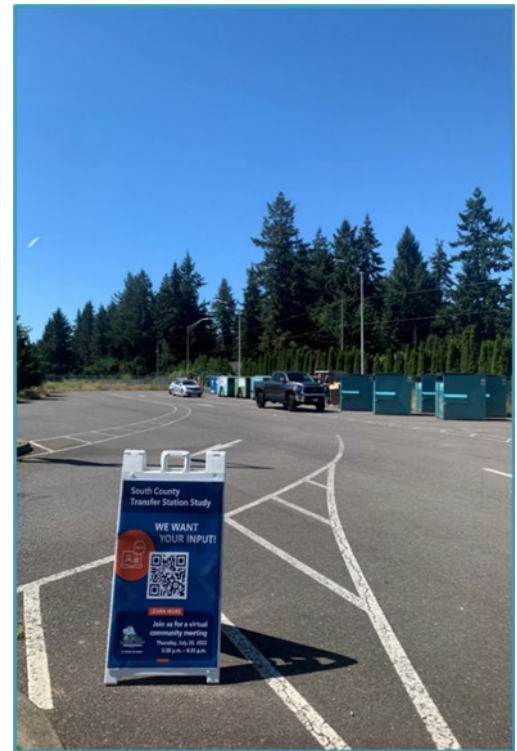


Figure 6-1. South County Transfer Stations Stakeholder Engagement

¹² Nightingale, David. Waste Advantage. November 2, 2020. [HHW Collection Effectiveness Metric - Waste Advantage Magazine](#)

¹³ [Population, Housing, and Employment Data | Thurston Regional Planning Council, WA \(trpc.org\)](#)

Recommended Strategy

- **Data Collection 1** – Continue to collect participation data at HazoHouse (and future facilities) and in programs to engage the community, increase equitable participation in MRW management and disposal, and improve programs.

What facilities and programs will be needed to meet the future needs of households and small quantity generators?

Thurston County currently owns and operates HazoHouse located at the WARC in Lacey, Washington. The facility accepts HHW free of charge and collects a fee for SQG disposal of MRW. No other fixed facilities for HHW and SQG collection and disposal services are offered within Thurston County other than some specific product collection programs as outlined in Section 4.4.2.

In 2022, as part of the South County Transfer Station Stakeholder Engagement process, neighboring Lewis County noted that households from the southern portion of Thurston County utilized the Lewis County Hazo Hut facility located at the Central Transfer Station in Centralia due to longer travel distance to HazoHouse at the WARC.

Thurston County is considering options for a transfer station to replace the Rainier and Rochester drop-box facilities. As part of that project, PWSW will consider construction of an MRW facility to increase program accessibility and meet the needs of residents and businesses in the southern portion of Thurston County.

In previous years, Waste Mobile collected HHW in underserved areas. Other municipalities in Washington State provide HHW collection events to serve remote areas. Until an MRW collection option is implemented in the southern portion of Thurston County, the County needs to consider how best to provide HHW disposal options to meet the needs of residents and ensure HHW is not improperly disposed.

Recommended Strategies

- **Facility 1** - Continue operations of HazoHouse facility.
- **Facility 2** - Review and complete capital improvements to HazoHouse facility as outlined in the County Capital Improvement Program.
- **Facility 3** - Consider construction of an MRW facility to meet the needs of residents and businesses in the southern portion of Thurston County.
- **Facility 4** – Consider options for providing HHW collection methods to serve remote areas in the County and implement as appropriate.

What MRW reduction methods can be considered?

With the implementation of product stewardship programs and extended producer responsibility (EPR) and recycling options for electronic waste, batteries, mercury-containing lights, used oil, paint, and other materials, reviewing the MRW waste stream and considering options for reuse and reduction programs at HazoHouse will be critical to minimize operational costs.

Prior to 2021, HazoHouse managed a reuse program called the “swap shop” designed as a free sharing program for participants to leave and/or pickup unused, or partially

used, HHW products. The program was discontinued due to potential legal responsibility and safety concerns. Thurston County is currently exploring alternative structures to the reuse program, such as scheduling pickups by appointment only and/or targeting non-profits and internal departments that can reuse materials, such as cleaning products. Thurston County anticipates that program alternatives will mitigate challenges that arise from the prior self-serve reuse programs while still reducing HazoHouse operational costs associated with transport and disposal of MRW and increasing reuse opportunities.

The above actions, coupled with promoting policies that reduce use of and exposure to hazardous products and encouraging product stewardship programs, will reduce MRW in the system requiring disposal. The increased use of safer alternatives and implementation of strategic education and outreach plans to households and SQGs on choosing safer alternatives are anticipated to reduce the quantity of MRW in Thurston County's system.

Recommended Strategy

- **Program 1** - Consider implementation of program alternatives that promote product reuse from HazoHouse.

How can people and the environment be better protected from hazardous materials?

To support and enhance a vibrant MRW system, prioritizing actions that protect people and the environment from hazardous materials will be key strategies to implement over the life of this HWMP. Advocating for policy actions that promote safer alternatives, prevent exposures to hazardous materials, and support and advocate producer responsibility and product stewardship for hazardous products will provide a solid approach for implementation.

Actions for consideration could include:

- Support and pursue legislative actions that advance product stewardship and EPR for MRW.
- Advance policies that reduce exposure to hazardous products and increase the use of safer alternatives.
- Implement a strategic education and outreach plan to households and SQGs on choosing safer alternatives, safe use and storage of hazardous products, and how to safely dispose of MRW.
- Provide technical assistance and support to residents, SQGs, municipalities, and community groups in the use of safer alternatives and new EPR programs.
- Provide pollution prevention assistance and regulatory guidance to businesses that handle, store, or generate hazardous waste.



Figure 6-2. Ecology Safer Products for Washington

- Investigate and respond to complaints regarding improper storage and disposal of MRW and undertake potential clean-up actions.

Recommended Strategies

- **Program 2** - Advocate for policy actions and education and outreach programs that promote safer alternatives, prevent exposure to hazardous materials, and support EPR and product stewardship for hazardous products.
- **Program 3** - Implement strategic education and outreach programs for households and SQGs that promote choosing safer alternatives, safe use and storage, and safe disposal.

How can we ensure that our messaging is inclusive to all of Thurston County?

The Thurston Board of County Commissioners (BoCC) declared racism a crisis through Resolution No. 15995, and the Board of Health proclaimed Racism a Public Health Crisis in March 2021. In December 2021, the BoCC passed Resolution No. 16097 establishing the Council on Racial Equity and Inclusion (Council).

The purpose of the Council is to advise and engage the BoCC, Board of Health, and elected and appointed officials on matters of racial equity and inclusion within county services and the policies, processes, and practices used to accomplish the mission of Thurston County government.

The Council's responsibilities include, and are not limited to:

- Recommendations for strategies to increase access for Black, Indigenous and People of Color (BIPOC) residents and to reduce barriers to Thurston County provided services and resources.
- Identifying opportunities to increase the participation of underrepresented BIPOC community members in the development and implementation of Thurston County government ordinances, regulations, policies, and programs.
- Providing input to the BoCC, Board of Health, elected and appointed officials, and Thurston County employees and volunteers to develop and implement a Racial Equity Action Plan, including future updates and modifications, and other efforts aimed at creating a more equitable community.



***“Thurston County
commits to pursuing
systemic change by
promoting equity,
inclusion, and
diversity in all
aspects of county
government.”***

Adopted December 2023

- Providing input to the BoCC, Board of Health, and elected and appointed officials to conduct a regular reoccurring community assessment to understand the current state of diversity, equity, and inclusion as experienced by Thurston County residents.
- Serving as a facilitating form to hear from community partners about the needs and priorities of local BIPOC communities to support meaningful use and action by Thurston County.

In December 2023, the BoCC unanimously approved to adopt Thurston County's first Racial Equity Action Plan to guide the efforts in identifying and mitigating inequities and disparities within the community.

Developing MRW materials in multiple languages supports the Racial Equity Plan and the Council's responsibilities. Currently, Thurston County provides access to a variety of online and printed resources to learn topics as they relate to MRW handling and disposal for both households and SQGs. Some resources are available in multiple languages, although currently not all resources are translated. Materials printed by Thurston County should also include contact information for accessing the Americans with Disabilities Act (ADA) relay service.

Recommended Strategy

- **Program 4-** Ensure that MRW messaging is all-inclusive and supports the Racial Equity Action Plan.

What options exist for strategic partnerships and collaboration?

Thurston County is an active member of the Washington State Association of Counties and affiliate groups including the Washington State Association of Local Public Health Officials and the Washington State Association of County Solid Waste Managers. These affiliations allow participation in the legislative process through evaluation and input as to how proposed legislation may impact the community and operations.

County staff could also consider collaboration with other local jurisdictions by participating in Ecology MRW coordinator meetings and/or MRW safety and technical trainings and meetings offered by the Northwest Chapter of the North American Hazardous Materials Management Association (NAHMMA).

In addition, Thurston County and Ecology participate in the Pollution Prevention Partnership to provide technical assistance to SQGs.

Recommended Strategies

- **Program 5** - Continue membership in the Washington State Association of Counties affiliate groups to allow for evaluation and input into future legislative initiatives and consider opportunities for MRW-related training for County staff.
- **Enforcement 1** - Continue cooperative MRW enforcement activities through PHSS and Ecology to ensure residents and businesses comply with pollution prevention and proper MRW handling requirements.

What additional funding will be necessary to ensure the MRW management system remains healthy and vibrant?

Funding for the MRW management system relies on tipping fees assessed on solid waste, MRW permit fees, LSWFA grant funding, and HazoHouse fees assessed on SQGs. Thurston County is currently undertaking a rate study to determine funding needs for the solid waste and MRW management system over the next decade. As part of that rate study, Thurston County will review fees assessed on SQGs and adopt a revised fee schedule, as necessary.



Figure 6-3. County Solid Waste Scalehouse

As new programs or facilities are implemented, additional funding may be necessary to ensure that the MRW management system remains healthy and vibrant with adequate staffing provided for program implementation. There should be an annual review of fees assessed and programs and facilities needs to ensure adequate funding is provided.

Currently, the Thurston County SWMP and HWMP are separately adopted documents. There is only one other county in the state that is adopting these plans as separate documents. The County should consider adopting the HWMP as part of the SWMP update process in the future.

Recommended Strategies

- **Financing 1** - Provide adequate funding to ensure the MRW management system remains healthy and vibrant and review funding needs on a yearly basis.
- **Administration 1** - Provide adequate staffing to ensure that HazoHouse operations (and future facility operations), MRW permitting, MRW oversight, Pollution Prevention Assistance, investigations, and property abatement are maintained.
- **Administration 2** - Consider adopting the HWMP as part of the SWMP update process.

6.2 Recommended Strategies, Implementation Schedule, and Budget

The following recommendations are made to continue to manage MRW generated in Thurston County. Table 6-1 provides the approximate budget for HWMP recommendations that incur additional costs above and beyond current status quo costs and programs, proposed implementation schedule, and primary responsibility.

Table 6-1. Summary of Recommendations, Implementation Schedule, Responsibility, and Budget

Strategy	Recommendation	Implementation Responsibility	Projected Implementation Costs	Implementation Schedule
Facilities and Programs				
Data Collection 1	Continue data collection of participation at HazoHouse and future facilities and programs to engage the community and meet the needs for MRW participation and programs.	County	\$5,000	Ongoing
Facility 1	Continue operations of HazoHouse facility.	County	\$0	Ongoing
Facility 2	Review and complete capital improvements to HazoHouse facility as outlined in the County Capital Improvement Program.	County	TBD as Implemented	Ongoing
Facility 3	Consider construction of an MRW facility to meet the needs of residents and businesses in the southern portion of Thurston County.	County	TBD as Implemented	2025–2030
Facility 4	Consider options for providing HHW collection methods to serve remote areas in the County and implement as appropriate.	County	TBD as Implemented	2025-2030
Program 1	Consider implementation of program alternatives that promote product reuse at HazoHouse facility.	County	\$15,000	Ongoing
Program 2	Advocate for policy actions and education and outreach programs that promote safer alternatives, prevent exposure to hazardous materials, and support EPR and product stewardship for hazardous products.	County and Cities	\$50,000	Ongoing
Program 3	Implement strategic education and outreach programs for households and SQGs that promote choosing safer alternatives, safe use and storage, and safe disposal.	County and Cities	\$25,000	Ongoing
Program 4	Ensure that MRW messaging is all-inclusive and supports the Racial Equity Action Plan.	County	\$25,000	Ongoing

Strategy	Recommendation	Implementation Responsibility	Projected Implementation Costs	Implementation Schedule
Program 5	Continue membership in the Washington State Association of Counties affiliate groups to allow for evaluation and input into future legislative initiatives and consider opportunities for MRW-related training for County staff.	County	\$10,000	Ongoing
Administration, Financing and Enforcement				
Administration 1	Provide adequate staffing to ensure that HazoHouse operations, MRW permitting, MRW oversight, Pollution Prevention Assistance, investigations, and property abatement are maintained.	County	\$50,000 ¹	Ongoing
Administration 2	Consider adopting the HWMP as part of the SWMP update process.	County and Cities	\$0	2025–2026
Financing 1	Provide adequate funding to ensure the MRW management system remains healthy and vibrant and review funding needs on a yearly basis.	County	\$0	Ongoing
Enforcement 1	Continue cooperative MRW enforcement activities through PHSS and Ecology to ensure residents and businesses comply with pollution prevention and proper MRW handling requirements.	County and Ecology	\$0	Ongoing
Total			\$180,000	-

¹Ongoing yearly cost for employment of an educator position.

6.3 State Environmental Policy Act

Ecology requires that the potential impacts of this HWMP be evaluated according to the State Environmental Policy Act (SEPA) process. A SEPA checklist has been prepared to fulfill that requirement and is included as Appendix E. The SEPA checklist is a “non-project proposal” intended to address new programs recommended by the HWMP. As a non-project proposal SEPA checklist, it is unable to fully address the potential impacts of facilities proposed in this HWMP. Any new facility will need to undergo its own SEPA review process.

Thurston County issued a determination of non-significance that the recommendations in the HWMP will not have a probable significant adverse impact on the environment. A copy of this determination is included as Appendix E.

6.4 Twenty-Year Implementation Program

Hazardous waste management in Thurston County will continue to evolve based on changes in products manufactured and used; demographics; the local, state, and national economies; regulations; and advancements in product safety and extended producer responsibility programs implemented. Fortunately, Thurston County's current hazardous waste management system is functioning effectively.

The current process of funding hazardous waste programs through tipping fees, grants, and other facility permit fees provides adequate funding. If, in the future, it becomes advisable to seek additional sources of funding potential, funding options will need to be determined.

6.5 Draft Review

Thurston County provided the draft 2025 through 2030 HWMP for review to stakeholders. Comments were received from Ecology and stakeholders. Comments received and responses to those comments are included as Appendix G.

6.6 Procedures for Amending the HWMP

The Hazardous Waste Management Act (RCW 70A.300) requires local governments to maintain their HWMPs in current condition. HWMPs must be reviewed and revised, if necessary, at least every 5 years. This HWMP should be reviewed in 2030 or as part of the next Thurston County SWMP review. Before that time, the HWMP can be kept in current condition through amendments. An "amendment" is defined as a process that is simpler than a revision. If there is a significant change in the hazardous waste system, however, a revision may be necessary before the 5-year period is done.

Changes in the HWMP may be initiated by Thurston County, working with the SWAC to develop and review proposed changes, or by outside parties. For the latter, individuals or organizations wishing to propose HWMP amendments before the scheduled review must petition the PHSS Environmental Health Director in writing. The petition should describe the proposed amendment and its specific objectives and should explain why immediate action is needed prior to the next scheduled review. The Environmental Health Director will investigate the basis for the petition and prepare a recommendation.

If the Environmental Health Director determines that the petition warrants further consideration, the petition will be referred to the SWAC for review and recommendation. The Environmental Health Director will draft the proposed amendment together with the SWAC. Whether the proposed amendment has been initiated by Thurston County or an outside party, the proposed amendment must be submitted to the legislative bodies of all participating jurisdictions and Ecology for review and comment. Adoption of the proposed amendment will require the concurrence of all affected jurisdictions.

The Environmental Health Director may develop reasonable rules for submitting and processing proposed HWMP amendments and may establish reasonable fees to investigate and process petitions. Administrative rulings of the Environmental Health Director may be appealed to the Board of Health.

Minor changes may occur in the hazardous waste management system, whether due to internal decisions or external factors. These can be adopted without going through a formal amendment process. If there is uncertainty about whether or not a change is “minor,” it should be discussed by the SWAC, and a decision should be made based on the consensus of that committee.

Implicit in the development and adoption of this HWMP is the understanding that in the future Thurston County may need to take emergency action for various reasons and that these actions can be undertaken without the need to amend this HWMP beforehand. In that case, the Environmental Health Director will endeavor to inform the SWAC and other key stakeholders as soon as feasibly possible but not necessarily before new actions are implemented. If the emergency results in permanent and significant changes to the hazardous waste system, an amendment to this HWMP will be prepared in a timely fashion. If, however, the emergency actions are undertaken only on a temporary or short-term basis, an amendment may not be necessary. Questions about what actions may be considered “temporary” or “significant” should be brought to the SWAC for their advice.

Similar to the allowance for emergency action discussed above, Thurston County will need to make operational decisions and expenditures to comply with future regulatory changes and update permit requirements as applicable. HWMP update and coordination with the SWAC will not be required or initiated for these future actions, because they are considered operational activities.



Appendix A. Solid Waste Interlocal Agreements

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INTERGOVERNMENTAL AGREEMENT FOR THE
THURSTON COUNTY
SOLID WASTE MANAGEMENT PLAN AND THE HAZARDOUS
WASTE PLAN UPDATES

THIS AGREEMENT, made and entered into this 11th day of December 2012 by and between Thurston County, Washington, and the incorporated municipality of Bucoda which is organized under the laws of the State of Washington and are herein collectively referred to as the "Participating Municipality;"

WHEREAS, the Participating Municipality agreed, pursuant to the Solid Waste Management Act, Chapter 70.95 RCW, and the Hazardous Waste Management Act, Chapter 70.105 RCW, to participate in preparing the 2013 Thurston County Comprehensive Solid Waste Management Plan and the Local Hazardous Waste Plan, hereinafter referred to as the "Plans;" and

WHEREAS, it is to the mutual advantage of the Participating Municipality and their citizens to contract pursuant to Chapter 39.34 RCW for the purpose of providing joint county-municipality integrated solid waste and hazardous waste management programs; and

WHEREAS, that Intergovernmental Agreement and the plans identify that the Plans shall be reviewed and revised by the Participating Municipality once every five (5) years; and

WHEREAS, the Participating Municipality have the opportunity to reaffirm their inclusion in the joint Plans;

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, it is agreed by the Participating Municipality hereto as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to allow the county and the participating municipality to jointly prepare and ultimately adopt an update to the joint Comprehensive Solid Waste Management Plan, pursuant to Chapter 70.95 RCW, for waste reduction, recycling, collection, transfer and disposal of solid waste generated within the boundaries of the Participating Municipality and Thurston County. This agreement also includes ultimately adopting an update to the Hazardous Waste Plan for Thurston County.

2. SOLID WASTE and HAZARDOUS WASTE MANAGEMENT

After adoption of the Plans by Participating Municipality, Thurston County will be the designated agent for the Participating Municipality for the administration of the Plans within Thurston County and shall have full authority to implement solid and hazardous waste management programs and services consistent with the Plans, for the Participating Municipality and the residents within the boundaries of the Participating Municipality, excluding the manner of collection and transfer of solid waste refuse within the corporate limits of those cities and towns which are the Participating Municipality. Such management shall be conducted in conformance with all state and federal laws and regulations. Included with such management shall be the carrying of public liability insurance with limits in accordance with standard practice. Thurston County shall indemnify and hold harmless the other Participating Municipalities and shall defend against any claims for personal injury or property damage arising out of Thurston County's management and operations of the solid waste programs set out under the Plan. Thurston County shall not indemnify, hold harmless, or defend any claims arising out of the actions of a Participating Municipality or any activities under a Participating Municipality's control.

Plans administration and government processes shall be set forth in more detail in the Plans as adopted.

3. FINANCING, FUNDS AND BUDGET

a. The costs of the Plans administration and implementation shall be administered through the County Solid Waste Fund. The fund shall be established and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plans and agreed upon between the Participating Municipality.

b. Thurston County shall continue to maintain a Solid Waste Fund as a dedicated enterprise fund within the County budget. All revenues and expenditures in connection with the Plans subject to this Agreement shall be budgeted and accounted for through this fund.

4. ACCOUNTING

Thurston County shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of any party hereto shall have the right to inspect the accounting concerning the solid and hazardous waste management programs at any reasonable time.

5. PROPERTY RIGHTS

Title to all property acquired with funds from the Solid Waste Fund shall vest in Thurston County. In the event of sale of any property acquired using the Solid Waste Fund, the proceeds from the sale shall be deposited in the Solid Waste Fund unless otherwise required by law, regulation, grant or contract.

6. ADMISSION OF NEW PARTIES

Additional municipal entities may be added to this Agreement upon such terms and conditions as the Participating Municipalities and the new party agree upon in writing.

7. EFFECT ON PRECEDING CONTRACT

This Agreement, upon its execution by all parties, supersedes prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan.

8. DURATION

This Agreement shall remain in effect for five (5) years from the effective date; or until replaced by a new intergovernmental agreement.

9. PLAN ADOPTION

The final Plan shall be adopted through Resolution of the Participating Municipality and the County. The Plan shall be reviewed and revised by the Plan Participants at least once every five (5) years following approval of the Plan by the Washington State Department of Ecology (Ecology). Any necessary revisions or amendments to the Plan will be accomplished through a process defined in the Plan.

10. EFFECTIVE DATE

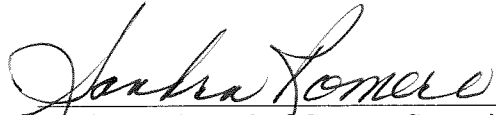
This Agreement shall be effective following its execution by the Board of Thurston County Commissioners after execution by the Participating Municipality; and following the recording of this Agreement with the Thurston County Auditor, as required by RCW 39.34.

11. TERMINATION

After the Plan has been prepared and submitted to Ecology for final review, any Participating Municipality may terminate its involvement in this Agreement within 30 days following the 45 day final review period by Ecology. Should any Participating Municipality not agree to adoption of the Plan, the Participating Municipality will not adopt the Plan and shall immediately begin preparing its own Municipal Solid Waste Management Plan for approval by Ecology in full accordance with all Plan regulations and guidelines.

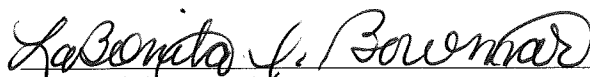
This Agreement has been executed by each party on the date set forth below.

THURSTON COUNTY


Chairman, Board of County Commissioners

Date: April 9, 2013

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:
JON TUNHEIM
PROSECUTING ATTORNEY

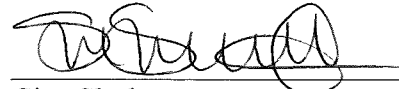
By: 
Rick Peters
Deputy Prosecuting Attorney

CITY OF Bucoda


Mayor, Alan Carr

Date: 12/11/2012

ATTEST:


City Clerk

INTERGOVERNMENTAL AGREEMENT FOR THE
THURSTON COUNTY
SOLID WASTE MANAGEMENT PLAN AND THE HAZARDOUS
WASTE PLAN UPDATES

THIS AGREEMENT, made and entered into this 16TH day of NOVEMBER, 2012 by and between Thurston County, Washington, and the incorporated municipality of the City of Lacey which is organized under the laws of the State of Washington and are herein collectively referred to as the "Participating Municipality;"

WHEREAS, the Participating Municipality agreed, pursuant to the Solid Waste Management Act, Chapter 70.95 RCW, and the Hazardous Waste Management Act, Chapter 70.105 RCW, to participate in preparing the 2013 Thurston County Comprehensive Solid Waste Management Plan and the Local Hazardous Waste Plan, hereinafter referred to as the "Plans;" and

WHEREAS, it is to the mutual advantage of the Participating Municipality and their citizens to contract pursuant to Chapter 39.34 RCW for the purpose of providing joint county-municipality integrated solid waste and hazardous waste management programs; and

WHEREAS, that Intergovernmental Agreement and the plans identify that the Plans shall be reviewed and revised by the Participating Municipality once every five (5) years; and

WHEREAS, the Participating Municipality have the opportunity to reaffirm their inclusion in the joint Plans;

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, it is agreed by the Participating Municipality hereto as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to allow the county and the participating municipality to jointly prepare and ultimately adopt an update to the joint Comprehensive Solid Waste Management Plan, pursuant to Chapter 70.95 RCW, for waste reduction, recycling, collection, transfer and disposal of solid waste generated within the boundaries of the Participating Municipality and Thurston County. This agreement also includes ultimately adopting an update to the Hazardous Waste Plan for Thurston County.

2. SOLID WASTE and HAZARDOUS WASTE MANAGEMENT

After adoption of the Plans by Participating Municipality, Thurston County will be the designated agent for the Participating Municipality for the administration of the Plans

within Thurston County and shall have full authority to implement solid and hazardous waste management programs and services consistent with the Plans, for the Participating Municipality and the residents within the boundaries of the Participating Municipality, excluding the manner of collection and transfer of solid waste refuse within the corporate limits of those cities and towns which are the Participating Municipality. Such management shall be conducted in conformance with all state and federal laws and regulations. Included with such management shall be the carrying of public liability insurance with limits in accordance with standard practice. Thurston County shall indemnify and hold harmless the other Participating Municipalities and shall defend against any claims for personal injury or property damage arising out of Thurston County's management and operations of the solid waste programs set out under the Plan. Thurston County shall not indemnify, hold harmless, or defend any claims arising out of the actions of a Participating Municipality or any activities under a Participating Municipality's control.

Plans administration and government processes shall be set forth in more detail in the Plans as adopted.

3. FINANCING, FUNDS AND BUDGET

a. The costs of the Plans administration and implementation shall be administered through the County Solid Waste Fund. The fund shall be established and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plans and agreed upon between the Participating Municipality.

b. Thurston County shall continue to maintain a Solid Waste Fund as a dedicated enterprise fund within the County budget. All revenues and expenditures in connection with the Plans subject to this Agreement shall be budgeted and accounted for through this fund.

4. ACCOUNTING

Thurston County shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of any party hereto shall have the right to inspect the accounting concerning the solid and hazardous waste management programs at any reasonable time.

5. PROPERTY RIGHTS

Title to all property acquired with funds from the Solid Waste Fund shall vest in Thurston County. In the event of sale of any property acquired using the Solid Waste Fund, the proceeds from the sale shall be deposited in the Solid Waste Fund unless otherwise required by law, regulation, grant or contract.

6. ADMISSION OF NEW PARTIES

Additional municipal entities may be added to this Agreement upon such terms and conditions as the Participating Municipalities and the new party agree upon in writing.

7. EFFECT ON PRECEDING CONTRACT

This Agreement, upon its execution by all parties, supersedes prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan.

8. DURATION

This Agreement shall remain in effect for five (5) years from the effective date; or until replaced by a new intergovernmental agreement.

9. PLAN ADOPTION

The final Plan shall be adopted through Resolution of the Participating Municipality and the County. The Plan shall be reviewed and revised by the Plan Participants at least once every five (5) years following approval of the Plan by the Washington State Department of Ecology (Ecology). Any necessary revisions or amendments to the Plan will be accomplished through a process defined in the Plan.

10. EFFECTIVE DATE

This Agreement shall be effective following its execution by the Board of Thurston County Commissioners after execution by the Participating Municipality; and following the recording of this Agreement with the Thurston County Auditor, as required by RCW 39.34.

11. TERMINATION

After the Plan has been prepared and submitted to Ecology for final review, any Participating Municipality may terminate its involvement in this Agreement within 30 days following the 45 day final review period by Ecology. Should any Participating Municipality not agree to adoption of the Plan, the Participating Municipality will not adopt the Plan and shall immediately begin preparing its own Municipal Solid Waste Management Plan for approval by Ecology in full accordance with all Plan regulations and guidelines.

This Agreement has been executed by each party on the date set forth below.

THURSTON COUNTY

Andrea Romero
Chairman, Board of County Commissioners

Date: April 9, 2013

ATTEST:

Leticia J. Bowman
Clerk of the Board

APPROVED AS TO FORM:
JON TUNHEIM
PROSECUTING ATTORNEY

By: Rick Peters
Deputy Prosecuting Attorney

CITY OF LACEY

By: Scott Spence
Scott Spence, City Manager

Date: _____

ATTEST:

Carol Little
City Clerk

APPROVED AS TO FORM:

[Signature]
City Attorney

INTERGOVERNMENTAL AGREEMENT FOR THE
THURSTON COUNTY
SOLID WASTE MANAGEMENT PLAN AND THE HAZARDOUS
WASTE PLAN UPDATES

THIS AGREEMENT, made and entered into this 11th day of December 2012 by and between Thurston County, Washington, and the incorporated municipality of Olympia which is organized under the laws of the State of Washington and are herein collectively referred to as the "Participating Municipality;"

WHEREAS, the Participating Municipality agreed, pursuant to the Solid Waste Management Act, Chapter 70.95 RCW, and the Hazardous Waste Management Act, Chapter 70.105 RCW, to participate in preparing the 2013 Thurston County Comprehensive Solid Waste Management Plan and the Local Hazardous Waste Plan, hereinafter referred to as the "Plans;" and

WHEREAS, it is to the mutual advantage of the Participating Municipality and their citizens to contract pursuant to Chapter 39.34 RCW for the purpose of providing joint county-municipality integrated solid waste and hazardous waste management programs; and

WHEREAS, that Intergovernmental Agreement and the plans identify that the Plans shall be reviewed and revised by the Participating Municipality once every five (5) years; and

WHEREAS, the Participating Municipality have the opportunity to reaffirm their inclusion in the joint Plans;

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, it is agreed by the Participating Municipality hereto as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to allow the county and the participating municipality to jointly prepare and ultimately adopt an update to the joint Comprehensive Solid Waste Management Plan, pursuant to Chapter 70.95 RCW, for waste reduction, recycling, collection, transfer and disposal of solid waste generated within the boundaries of the Participating Municipality and Thurston County. This agreement also includes ultimately adopting an update to the Hazardous Waste Plan for Thurston County.

2. SOLID WASTE and HAZARDOUS WASTE MANAGEMENT

After adoption of the Plans by Participating Municipality, Thurston County will be the designated agent for the Participating Municipality for the administration of the Plans within Thurston County and shall have full authority to implement solid and hazardous waste management programs and services consistent with the Plans, for the Participating Municipality and the residents within the boundaries of the Participating Municipality, excluding the manner of collection and transfer of solid waste refuse within the corporate limits of those cities and towns which are the Participating Municipality. Such management shall be conducted in conformance with all state and federal laws and regulations. Included with such management shall be the carrying of public liability insurance with limits in accordance with standard practice. Thurston County shall indemnify and hold harmless the other Participating Municipalities and shall defend against any claims for personal injury or property damage arising out of Thurston County's management and operations of the solid waste programs set out under the Plan. Thurston County shall not indemnify, hold harmless, or defend any claims arising out of the actions of a Participating Municipality or any activities under a Participating Municipality's control.

Plans administration and government processes shall be set forth in more detail in the Plans as adopted.

3. FINANCING, FUNDS AND BUDGET

a. The costs of the Plans administration and implementation shall be administered through the County Solid Waste Fund. The fund shall be established and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plans and agreed upon between the Participating Municipality.

b. Thurston County shall continue to maintain a Solid Waste Fund as a dedicated enterprise fund within the County budget. All revenues and expenditures in connection with the Plans subject to this Agreement shall be budgeted and accounted for through this fund.

4. ACCOUNTING

Thurston County shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of any party hereto shall have the right to inspect the accounting concerning the solid and hazardous waste management programs at any reasonable time.

5. PROPERTY RIGHTS

Title to all property acquired with funds from the Solid Waste Fund shall vest in Thurston County. In the event of sale of any property acquired using the Solid Waste Fund, the proceeds from the sale shall be deposited in the Solid Waste Fund unless otherwise required by law, regulation, grant or contract.

6. ADMISSION OF NEW PARTIES

Additional municipal entities may be added to this Agreement upon such terms and conditions as the Participating Municipalities and the new party agree upon in writing.

7. EFFECT ON PRECEDING CONTRACT

This Agreement, upon its execution by all parties, supersedes prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan.

8. DURATION

This Agreement shall remain in effect for five (5) years from the effective date; or until replaced by a new intergovernmental agreement.

9. PLAN ADOPTION

The final Plan shall be adopted through Resolution of the Participating Municipality and the County. The Plan shall be reviewed and revised by the Plan Participants at least once every five (5) years following approval of the Plan by the Washington State Department of Ecology (Ecology). Any necessary revisions or amendments to the Plan will be accomplished through a process defined in the Plan.

10. EFFECTIVE DATE

This Agreement shall be effective following its execution by the Board of Thurston County Commissioners after execution by the Participating Municipality; and following the recording of this Agreement with the Thurston County Auditor, as required by RCW 39.34.

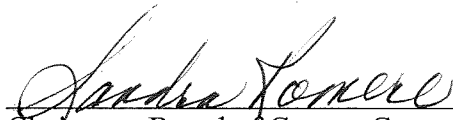
11. TERMINATION

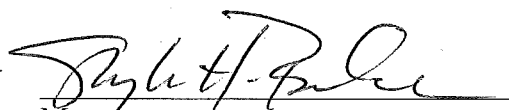
After the Plan has been prepared and submitted to Ecology for final review, any Participating Municipality may terminate its involvement in this Agreement within 30 days following the 45 day final review period by Ecology. Should any Participating Municipality not agree to adoption of the Plan, the Participating Municipality will not adopt the Plan and shall immediately begin preparing its own Municipal Solid Waste Management Plan for approval by Ecology in full accordance with all Plan regulations and guidelines.

This Agreement has been executed by each party on the date set forth below.

THURSTON COUNTY.

CITY OF OLYMPIA

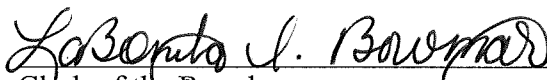

Chairman, Board of County Commissioners


Mayor

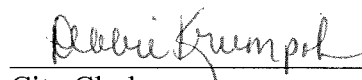
Date: April 9, 2013

Date: 12-11-12

ATTEST:


Clerk of the Board

ATTEST:


City Clerk

APPROVED AS TO FORM:
JON TUNHEIM
PROSECUTING ATTORNEY

APPROVED AS TO FORM:

By: 
Rick Peters
Deputy Prosecuting Attorney

 DCA
City Attorney

INTERGOVERNMENTAL AGREEMENT FOR THE
THURSTON COUNTY
SOLID WASTE MANAGEMENT PLAN AND THE HAZARDOUS
WASTE PLAN UPDATES

THIS AGREEMENT, made and entered into this 25th day of September by and between Thurston County, Washington, and the incorporated municipality of Rainier which is organized under the laws of the State of Washington and are herein collectively referred to as the "Participating Municipality;"

WHEREAS, the Participating Municipality agreed, pursuant to the Solid Waste Management Act, Chapter 70.95 RCW, and the Hazardous Waste Management Act, Chapter 70.105 RCW, to participate in preparing the 2013 Thurston County Comprehensive Solid Waste Management Plan and the Local Hazardous Waste Plan, hereinafter referred to as the "Plans;" and

WHEREAS, it is to the mutual advantage of the Participating Municipality and their citizens to contract pursuant to Chapter 39.34 RCW for the purpose of providing joint county-municipality integrated solid waste and hazardous waste management programs; and

WHEREAS, that Intergovernmental Agreement and the plans identify that the Plans shall be reviewed and revised by the Participating Municipality once every five (5) years; and

WHEREAS, the Participating Municipality have the opportunity to reaffirm their inclusion in the joint Plans;

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, it is agreed by the Participating Municipality hereto as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to allow the county and the participating municipality to jointly prepare and ultimately adopt an update to the joint Comprehensive Solid Waste Management Plan, pursuant to Chapter 70.95 RCW, for waste reduction, recycling, collection, transfer and disposal of solid waste generated within the boundaries of the Participating Municipality and Thurston County. This agreement also includes ultimately adopting an update to the Hazardous Waste Plan for Thurston County.

2. SOLID WASTE and HAZARDOUS WASTE MANAGEMENT

After adoption of the Plans by Participating Municipality, Thurston County will be the designated agent for the Participating Municipality for the administration of the Plans within Thurston County and shall have full authority to implement solid and hazardous waste

management programs and services consistent with the Plans, for the Participating Municipality and the residents within the boundaries of the Participating Municipality, excluding the manner of collection and transfer of solid waste refuse within the corporate limits of those cities and towns which are the Participating Municipality. Such management shall be conducted in conformance with all state and federal laws and regulations. Included with such management shall be the carrying of public liability insurance with limits in accordance with standard practice. Thurston County shall indemnify and hold harmless the other Participating Municipalities and shall defend against any claims for personal injury or property damage arising out of Thurston County's management and operations of the solid waste programs set out under the Plan. Thurston County shall not indemnify, hold harmless, or defend any claims arising out of the actions of a Participating Municipality or any activities under a Participating Municipality's control.

Plans administration and government processes shall be set forth in more detail in the Plans as adopted.

3. FINANCING, FUNDS AND BUDGET

a. The costs of the Plans administration and implementation shall be administered through the County Solid Waste Fund. The fund shall be established and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plans and agreed upon between the Participating Municipality.

b. Thurston County shall continue to maintain a Solid Waste Fund as a dedicated enterprise fund within the County budget. All revenues and expenditures in connection with the Plans subject to this Agreement shall be budgeted and accounted for through this fund.

4. ACCOUNTING

Thurston County shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of any party hereto shall have the right to inspect the accounting concerning the solid and hazardous waste management programs at any reasonable time.

5. PROPERTY RIGHTS

Title to all property acquired with funds from the Solid Waste Fund shall vest in Thurston County. In the event of sale of any property acquired using the Solid Waste Fund, the proceeds from the sale shall be deposited in the Solid Waste Fund unless otherwise required by law, regulation, grant or contract.

6. ADMISSION OF NEW PARTIES

Additional municipal entities may be added to this Agreement upon such terms and conditions as the Participating Municipalities and the new party agree upon in writing.

7. EFFECT ON PRECEDING CONTRACT

This Agreement, upon its execution by all parties, supersedes prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan.

8. DURATION

This Agreement shall remain in effect for five (5) years from the effective date; or until replaced by a new intergovernmental agreement.

9. PLAN ADOPTION

The final Plan shall be adopted through Resolution of the Participating Municipality and the County. The Plan shall be reviewed and revised by the Plan Participants at least once every five (5) years following approval of the Plan by the Washington State Department of Ecology (Ecology). Any necessary revisions or amendments to the Plan will be accomplished through a process defined in the Plan.

10. EFFECTIVE DATE

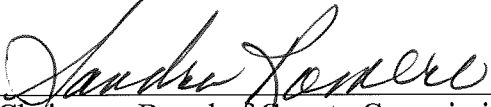
This Agreement shall be effective following its execution by the Board of Thurston County Commissioners after execution by the Participating Municipality; and following the recording of this Agreement with the Thurston County Auditor, as required by RCW 39.34.

11. TERMINATION

After the Plan has been prepared and submitted to Ecology for final review, any Participating Municipality may terminate its involvement in this Agreement within 30 days following the 45 day final review period by Ecology. Should any Participating Municipality not agree to adoption of the Plan, the Participating Municipality will not adopt the Plan and shall immediately begin preparing its own Municipal Solid Waste Management Plan for approval by Ecology in full accordance with all Plan regulations and guidelines.

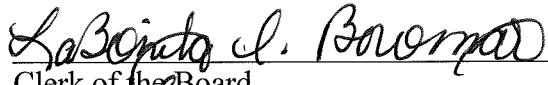
This Agreement has been executed by each party on the date set forth below.

THURSTON COUNTY

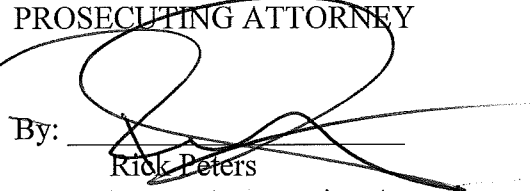

Chairman, Board of County Commissioners

Date: April 9, 2013

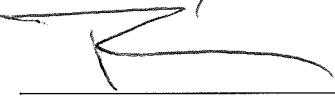
ATTEST:


Clerk of the Board

APPROVED AS TO FORM:
JON TUNHEIM
PROSECUTING ATTORNEY

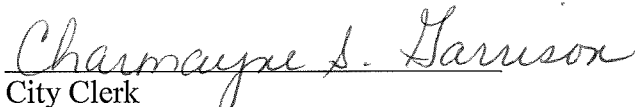
By: 
Rick Peters
Deputy Prosecuting Attorney

CITY OF Rainier


Mayor

Date: 9-25-2012

ATTEST:


City Clerk

INTERGOVERNMENTAL AGREEMENT FOR THE
THURSTON COUNTY
SOLID WASTE MANAGEMENT PLAN AND THE HAZARDOUS
WASTE PLAN UPDATES

THIS AGREEMENT, made and entered into this 27 day of November by and between Thurston County, Washington, and the incorporated municipality of Temino which is organized under the laws of the State of Washington and are herein collectively referred to as the "Participating Municipality;"

WHEREAS, the Participating Municipality agreed, pursuant to the Solid Waste Management Act, Chapter 70.95 RCW, and the Hazardous Waste Management Act, Chapter 70.105 RCW, to participate in preparing the 2013 Thurston County Comprehensive Solid Waste Management Plan and the Local Hazardous Waste Plan, hereinafter referred to as the "Plans;" and

WHEREAS, it is to the mutual advantage of the Participating Municipality and their citizens to contract pursuant to Chapter 39.34 RCW for the purpose of providing joint county-municipality integrated solid waste and hazardous waste management programs; and

WHEREAS, that Intergovernmental Agreement and the plans identify that the Plans shall be reviewed and revised by the Participating Municipality once every five (5) years; and

WHEREAS, the Participating Municipality have the opportunity to reaffirm their inclusion in the joint Plans;

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, it is agreed by the Participating Municipality hereto as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to allow the county and the participating municipality to jointly prepare and ultimately adopt an update to the joint Comprehensive Solid Waste Management Plan, pursuant to Chapter 70.95 RCW, for waste reduction, recycling, collection, transfer and disposal of solid waste generated within the boundaries of the Participating Municipality and Thurston County. This agreement also includes ultimately adopting an update to the Hazardous Waste Plan for Thurston County.

2. SOLID WASTE and HAZARDOUS WASTE MANAGEMENT

After adoption of the Plans by Participating Municipality, Thurston County will be the designated agent for the Participating Municipality for the administration of the Plans within Thurston County and shall have full authority to implement solid and hazardous waste management programs and services consistent with the Plans, for the Participating Municipality and the residents within the boundaries of the Participating Municipality, excluding the manner of collection and transfer of solid waste refuse within the corporate limits of those cities and towns which are the Participating Municipality. Such management shall be conducted in conformance with all state and federal laws and regulations. Included with such management shall be the carrying of public liability insurance with limits in accordance with standard practice. Thurston County shall indemnify and hold harmless the other Participating Municipalities and shall defend against any claims for personal injury or property damage arising out of Thurston County's management and operations of the solid waste programs set out under the Plan. Thurston County shall not indemnify, hold harmless, or defend any claims arising out of the actions of a Participating Municipality or any activities under a Participating Municipality's control.

Plans administration and government processes shall be set forth in more detail in the Plans as adopted.

3. FINANCING, FUNDS AND BUDGET

a. The costs of the Plans administration and implementation shall be administered through the County Solid Waste Fund. The fund shall be established and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plans and agreed upon between the Participating Municipality.

b. Thurston County shall continue to maintain a Solid Waste Fund as a dedicated enterprise fund within the County budget. All revenues and expenditures in connection with the Plans subject to this Agreement shall be budgeted and accounted for through this fund.

4. ACCOUNTING

Thurston County shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of any party hereto shall have the right to inspect the accounting concerning the solid and hazardous waste management programs at any reasonable time.

5. PROPERTY RIGHTS

Title to all property acquired with funds from the Solid Waste Fund shall vest in Thurston County. In the event of sale of any property acquired using the Solid Waste Fund, the proceeds from the sale shall be deposited in the Solid Waste Fund unless otherwise required by law, regulation, grant or contract.

6. ADMISSION OF NEW PARTIES

Additional municipal entities may be added to this Agreement upon such terms and conditions as the Participating Municipalities and the new party agree upon in writing.

7. EFFECT ON PRECEDING CONTRACT

This Agreement, upon its execution by all parties, supersedes prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan.

8. DURATION

This Agreement shall remain in effect for five (5) years from the effective date; or until replaced by a new intergovernmental agreement.

9. PLAN ADOPTION

The final Plan shall be adopted through Resolution of the Participating Municipality and the County. The Plan shall be reviewed and revised by the Plan Participants at least once every five (5) years following approval of the Plan by the Washington State Department of Ecology (Ecology). Any necessary revisions or amendments to the Plan will be accomplished through a process defined in the Plan.

10. EFFECTIVE DATE

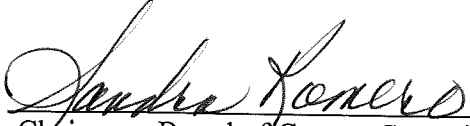
This Agreement shall be effective following its execution by the Board of Thurston County Commissioners after execution by the Participating Municipality; and following the recording of this Agreement with the Thurston County Auditor, as required by RCW 39.34.

11. TERMINATION

After the Plan has been prepared and submitted to Ecology for final review, any Participating Municipality may terminate its involvement in this Agreement within 30 days following the 45 day final review period by Ecology. Should any Participating Municipality not agree to adoption of the Plan, the Participating Municipality will not adopt the Plan and shall immediately begin preparing its own Municipal Solid Waste Management Plan for approval by Ecology in full accordance with all Plan regulations and guidelines.

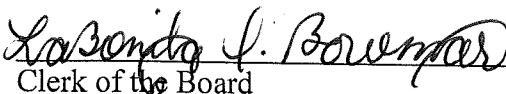
This Agreement has been executed by each party on the date set forth below.

THURSTON COUNTY

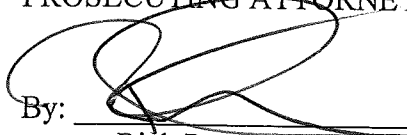

Chairman, Board of County Commissioners

Date: April 9, 2013

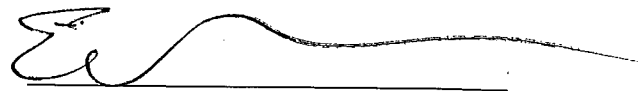
ATTEST:


Clerk of the Board

APPROVED AS TO FORM:
JON TUNHEIM
PROSECUTING ATTORNEY

By: 
Rick Peters
Deputy Prosecuting Attorney

CITY OF Tenino


Mayor

Date: Nov. 27, 2012

ATTEST:


City Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE
CITY OF TUMWATER AND THURSTON COUNTY
FOR THE THURSTON COUNTY
SOLID WASTE MANAGEMENT PLAN AND THE HAZARDOUS
WASTE PLAN UPDATES

THIS AGREEMENT made and entered into this 16th day of October 2012 by and between Thurston County, a municipal corporation, hereinafter referred to as "COUNTY" and the City of Tumwater, a municipal corporation, hereinafter referred to as "CITY".

WHEREAS, the COUNTY and CITY agreed, pursuant to the Solid Waste Management Act, Chapter 70.95 RCW, and the Hazardous Waste Management Act, Chapter 70.105 RCW, to participate in preparing the 2013 Thurston County Comprehensive Solid Waste Management Plan and the Local Hazardous Waste Plan, hereinafter referred to as the "Plans;" and

WHEREAS, it is to the mutual advantage of the COUNTY and CITY and their citizens to contract pursuant to Chapter 39.34 RCW for the purpose of providing joint county-municipality integrated solid waste and hazardous waste management programs; and

WHEREAS, that Intergovernmental Agreement and the plans identify that the Plans shall be reviewed and revised by the COUNTY and CITY once every five (5) years; and

WHEREAS, the COUNTY and CITY have the opportunity to reaffirm their inclusion in the joint Plans;

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, it is agreed by the COUNTY and CITY hereto as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to allow the COUNTY and CITY to jointly prepare and ultimately adopt an update to the joint Comprehensive Solid Waste Management Plan, pursuant to Chapter 70.95 RCW, for waste reduction, recycling, collection, transfer and disposal of solid waste generated within the boundaries of the COUNTY and CITY. This agreement also includes ultimately adopting an update to the Hazardous Waste Plan for Thurston County.

2. SOLID WASTE and HAZARDOUS WASTE MANAGEMENT

After adoption of the Plans by the CITY, Thurston County will be the designated agent for the CITY for the administration of the Plans within Thurston County and shall have full authority to implement solid and hazardous waste management programs and

services consistent with the Plans, for the CITY and the residents within the boundaries of the CITY, excluding the manner of collection and transfer of solid waste refuse within the corporate limits of the CITY. Such management shall be conducted in conformance with all state and federal laws and regulations. Included with such management shall be the carrying of public liability insurance with limits in accordance with standard practice. Thurston County shall indemnify and hold harmless the CITY and shall defend against any claims for personal injury or property damage arising out of COUNTY's management and operations of the solid waste programs set out under the Plan. COUNTY shall not indemnify, hold harmless, or defend any claims arising out of the actions of the CITY or any activities under the CITY's control.

Plans administration and government processes shall be set forth in more detail in the Plans as adopted.

3. FINANCING, FUNDS AND BUDGET

a. The costs of the Plans administration and implementation shall be administered through the County Solid Waste Fund. The fund shall be established and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plans and agreed upon between the COUNTY and CITY.

b. COUNTY shall continue to maintain a Solid Waste Fund as a dedicated enterprise fund within the County budget. All revenues and expenditures in connection with the Plans subject to this Agreement shall be budgeted and accounted for through this fund.

4. ACCOUNTING

COUNTY shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of any party hereto shall have the right to inspect the accounting concerning the solid and hazardous waste management programs at any reasonable time.

5. PROPERTY RIGHTS

Title to all property acquired with funds from the Solid Waste Fund shall vest in COUNTY. In the event of sale of any property acquired using the Solid Waste Fund, the proceeds from the sale shall be deposited in the Solid Waste Fund unless otherwise required by law, regulation, grant or contract.

6. ADMISSION OF NEW PARTIES

Additional municipal entities may be added to this Agreement upon such terms and conditions as the COUNTY and CITY and the new party agree upon in writing.

7. EFFECT ON PRECEDING CONTRACT

This Agreement, upon its execution by all parties, supersedes the prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan.

8. DURATION

This Agreement shall remain in effect for five (5) years from the effective date; or until replaced by a new intergovernmental agreement.

9. PLAN ADOPTION

The final Plan shall be adopted through Resolution of the CITY and the COUNTY. The Plan shall be reviewed and revised by the Plan Participants at least once every five (5) years following approval of the Plan by the Washington State Department of Ecology (Ecology). Any necessary revisions or amendments to the Plan will be accomplished through a process defined in the Plan.

10. EFFECTIVE DATE

This Agreement shall be effective following its execution by the Board of Thurston County Commissioners after execution by the CITY; and following the recording of this Agreement with the Thurston County Auditor, as required by RCW 39.34.

11. TERMINATION

After the Plan has been prepared and submitted to Ecology for final review, either party may terminate its involvement in this Agreement within 30 days following the 45 day final review period by Ecology. Should either party not agree to adoption of the Plan, the CITY shall immediately begin preparing its own Municipal Solid Waste Management Plan for approval by Ecology in full accordance with all Plan regulations and guidelines.

This Agreement between Thurston County and the City of Tumwater for the Thurston County Solid Waste Management Plan and the Hazardous Waste Plan Updates has been executed by each party on the date set forth below.

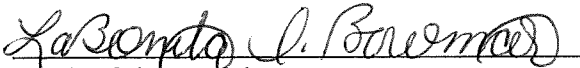
THURSTON COUNTY



Chairman, Board of County Commissioners

Date: April 9, 2013

ATTEST:



Clerk of the Board

APPROVED AS TO FORM:
JON TUNHEIM
PROSECUTING ATTORNEY

By: 
Rick Peters
Deputy Prosecuting Attorney

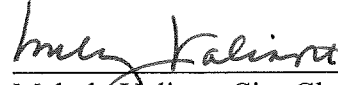
CITY OF TUMWATER



Pete Kmet, Mayor

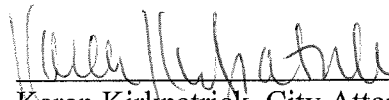
Date: 10/16/2012

ATTEST:



Melody Valiant, City Clerk

APPROVED AS TO FORM:


Karen Kirkpatrick, City Attorney

**INTERGOVERNMENTAL AGREEMENT FOR THE
THURSTON COUNTY
SOLID WASTE MANAGEMENT PLAN AND THE HAZARDOUS
WASTE PLAN UPDATES**

THIS AGREEMENT, made and entered into this 11th day of December by and between Thurston County, Washington, and the incorporated municipality of City of Yelm which is organized under the laws of the State of Washington and are herein collectively referred to as the "Participating Municipality;"

WHEREAS, the Participating Municipality agreed, pursuant to the Solid Waste Management Act, Chapter 70.95 RCW, and the Hazardous Waste Management Act, Chapter 70.105 RCW, to participate in preparing the 2013 Thurston County Comprehensive Solid Waste Management Plan and the Local Hazardous Waste Plan, hereinafter referred to as the "Plans;" and

WHEREAS, it is to the mutual advantage of the Participating Municipality and their citizens to contract pursuant to Chapter 39.34 RCW for the purpose of providing joint county-municipality integrated solid waste and hazardous waste management programs; and

WHEREAS, that Intergovernmental Agreement and the plans identify that the Plans shall be reviewed and revised by the Participating Municipality once every five (5) years; and

WHEREAS, the Participating Municipality have the opportunity to reaffirm their inclusion in the joint Plans;

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, it is agreed by the Participating Municipality hereto as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to allow the county and the participating municipality to jointly prepare and ultimately adopt an update to the joint Comprehensive Solid Waste Management Plan, pursuant to Chapter 70.95 RCW, for waste reduction, recycling, collection, transfer and disposal of solid waste generated within the boundaries of the Participating Municipality and Thurston County. This agreement also includes ultimately adopting an update to the Hazardous Waste Plan for Thurston County.

2. SOLID WASTE and HAZARDOUS WASTE MANAGEMENT

After adoption of the Plans by Participating Municipality, Thurston County will be the designated agent for the Participating Municipality for the administration of the Plans within Thurston County and shall have full authority to implement solid and hazardous waste management programs and services consistent with the Plans, for the Participating Municipality and the residents within the boundaries of the Participating Municipality, excluding the manner of collection and transfer of solid waste refuse within the corporate limits of those cities and towns which are the Participating Municipality. Such management shall be conducted in conformance with all state and federal laws and regulations. Included with such management shall be the carrying of public liability insurance with limits in accordance with standard practice. Thurston County shall indemnify and hold harmless the other Participating Municipalities and shall defend against any claims for personal injury or property damage arising out of Thurston County's management and operations of the solid waste programs set out under the Plan. Thurston County shall not indemnify, hold harmless, or defend any claims arising out of the actions of a Participating Municipality or any activities under a Participating Municipality's control.

Plans administration and government processes shall be set forth in more detail in the Plans as adopted.

3. FINANCING, FUNDS AND BUDGET

a. The costs of the Plans administration and implementation shall be administered through the County Solid Waste Fund. The fund shall be established and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plans and agreed upon between the Participating Municipality.

b. Thurston County shall continue to maintain a Solid Waste Fund as a dedicated enterprise fund within the County budget. All revenues and expenditures in connection with the Plans subject to this Agreement shall be budgeted and accounted for through this fund.

4. ACCOUNTING

Thurston County shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of any party hereto shall have the right to inspect the accounting concerning the solid and hazardous waste management programs at any reasonable time.

5. PROPERTY RIGHTS

Title to all property acquired with funds from the Solid Waste Fund shall vest in Thurston County. In the event of sale of any property acquired using the Solid Waste Fund, the proceeds from the sale shall be deposited in the Solid Waste Fund unless otherwise required by law, regulation, grant or contract.

6. ADMISSION OF NEW PARTIES

Additional municipal entities may be added to this Agreement upon such terms and conditions as the Participating Municipalities and the new party agree upon in writing.

7. EFFECT ON PRECEDING CONTRACT

This Agreement, upon its execution by all parties, supersedes prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan.

8. DURATION

This Agreement shall remain in effect for five (5) years from the effective date; or until replaced by a new intergovernmental agreement.

9. PLAN ADOPTION

The final Plan shall be adopted through Resolution of the Participating Municipality and the County. The Plan shall be reviewed and revised by the Plan Participants at least once every five (5) years following approval of the Plan by the Washington State Department of Ecology (Ecology). Any necessary revisions or amendments to the Plan will be accomplished through a process defined in the Plan.

10. EFFECTIVE DATE

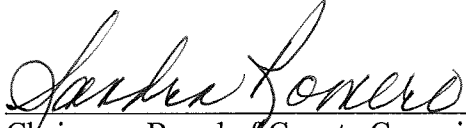
This Agreement shall be effective following its execution by the Board of Thurston County Commissioners after execution by the Participating Municipality; and following the recording of this Agreement with the Thurston County Auditor, as required by RCW 39.34.

11. TERMINATION

After the Plan has been prepared and submitted to Ecology for final review, any Participating Municipality may terminate its involvement in this Agreement within 30 days following the 45 day final review period by Ecology. Should any participating Municipality not agree to adoption of the Plan, the Participating Municipality will not adopt the Plan and shall immediately begin preparing its own Municipal Solid Waste Management Plan for approval by Ecology in full accordance with all Plan regulations and guidelines.

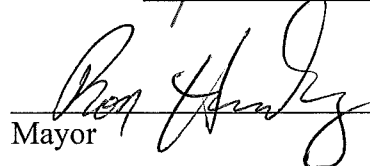
This Agreement has been executed by each party on the date set forth below.

THURSTON COUNTY


Chairman, Board of County Commissioners

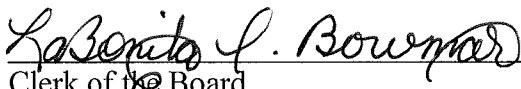
Date: April 9, 2013

CITY OF Yelm


Mayor

Date: 12/11/12

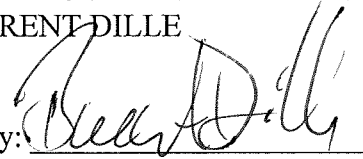
ATTEST:


Clerk of the Board

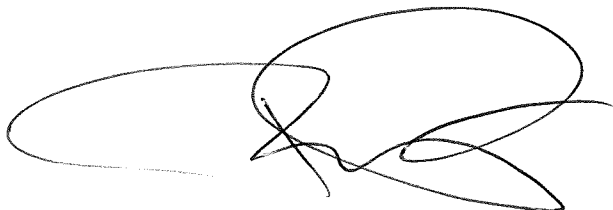
ATTEST:


City Clerk

APPROVED AS TO FORM:
BRENT DILLE

By: 
Attorney

Approved: December 11, 2012
Effective Date: December 26, 2012


Thurston County
Prosecuting Attorney



Appendix B. Resolutions of Adoption

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Appendix C. 2014 HWMP Recommendations + status

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Rec #	Recommendation	Status
HHWC-1	HazoHouse Continue operating the existing hazardous waste collection facility (HazoHouse) for residents.	In progress
HHWC-2	WasteMobile Continue operating at least two mobile collection events (WasteMobile) for residents per year, located conveniently for residents who have less access to HazoHouse.	Cancelled
HHWC-3	Medicine Return Program Continue facilitating collection of medicines, including controlled substances, from residents in partnership with law enforcement. Work to expand number of collection sites.	In progress
HHWC-4	Swap Shop Resume operating a household hazardous product materials exchange (Swap Shop) at the HazoHouse.	In progress
HHWC-5	Syringe Collection and Disposal Program Operate a collection and disposal program for syringes using sharps collection boxes in key locations, in partnership with local jurisdictions. Over time and as funding allows, work to expand number of collection sites as needed.	Not started
HHWC-6	Reassessment of Resident Collection Needs Assess equity in and barriers to resident participation in waste collection services; develop prioritized list of recommendations to increase equity and reduce barriers.	In progress
HHWC-7	Program Revisions to Address Resident Needs Implement high-priority recommendations identified to increase equity in and reduce barriers to resident participation in the waste collection services.	In progress
HPE-1	Toxics Reduction Education and Outreach Continue delivery of household hazardous materials education programs designed to increase awareness and to reduce use, misuse, improper storage and disposal, and risks to human health and the environment related to hazardous products. Specific topics, audiences, and education methods will change over time.	In progress
HPE-2	Thurston County Environmental Health Information Hotline Continue to operate a hotline for residents to provide information about environmental health, including hazardous materials prevention, use, storage, disposal, and clean-up.	In progress
HPE-3	Reassessment of Resident Education Needs	In progress

	Assess equity, resident needs, and effective outreach methods related to hazardous waste education; develop prioritized list of recommendations to increase equity and improve programs aimed at changing resident knowledge, attitudes, and behaviors about hazardous waste.	
HPE-4	Program Revisions to Address Resident Needs Implement high-priority recommendations identified to increase equity in education delivery and improve the design and implementation of hazardous waste education services.	Not started
SBTA-1	Business Pollution Prevention Program Continue delivery of technical assistance services, such as campaigns for single-industry groups or geographic areas, that result in measurable changes in waste management, compliance, and BMP implementation.	In progress
SBTA-2	Inventory and Inspection of Businesses in Wellhead Protection Areas Continue to help public water systems meet their requirements to inventory and inspect potential wellhead contaminant sources.	In Progress
SBTA-3	Business Hazardous Waste Information Line Continue to operate an information hotline for businesses to provide information on toxics reduction, hazardous waste management, compliance, and best management practices.	Cancelled
SBTA-4	Integrated Pest Management and Pesticide Reduction Projects Continue to promote integrated pest management (IPM) techniques to reduce the need for toxic chemicals in pest and vegetation management by county agencies, businesses, and the general public.	In progress
SBTA-5	Assessment of Methods to Identify New Businesses Assess methods for identifying businesses that generate hazardous waste newly open or change ownership; develop prioritized list of recommendations to identify new businesses and changes in ownership.	Not started
SBCA-1	Small Quantity Generator Businesses Waste Collection Continue accepting business hazardous waste from small quantity generators for a fee at the existing hazardous waste collection facility (HazoHouse); as	In progress

	feasible, continue collecting waste at satellite locations.	
SBCA-2	Reassessment of Small Business Collection Needs Assess equity in and barriers to SQG business participation in waste collection services; develop prioritized list of recommendations to increase equity and ensure SQG businesses properly dispose of waste.	Not started
SBCA-3	Program Revisions to Address Small Business Collection Needs Implement high-priority recommendations identified to increase equity and ensure SQG businesses properly dispose of waste.	Not started
E-1	Inspections, Permitting, Complaint Response, and Enforcement Continue to issue moderate risk waste (MRW) facility permits (HazoHouse) and conduct associated inspections. Continue to conduct enforcement activities and inspections under the authority of the Nonpoint Source Pollution Ordinance (Article VI) and Solid Waste Handling Ordinance (Article V). Continue to respond to hazardous- and solid-waste-related complaints.	In progress
E-2	Regulatory Coordination Continue to coordinate with the Department of Ecology, other agencies, and other County departments involved in hazardous materials regulations, building permits, wellhead protection, and other activities that relate to prevention and proper use, storage, and disposal of hazardous materials.	In progress
E-3	Site Hazard Assessment Continue to conduct site hazard assessments, oversee small spill cleanups conducted by responsible parties, and refer large spills and sites requiring remediation to the Washington State Department of Ecology.	In progress
UOCRO-1	Used Oil Collection Sites Continue to operate the public used-oil collection site network and promote the private network of local retail businesses.	In progress
UOCRO-2	Oil Filter and Antifreeze Collection Continue to collect oil filters and antifreeze through public collection systems (HazoHouse, WasteMobile) and to facilitate collection at private	In progress (HazoHouse)

	retail sites.	
LPAE-1	Thurston County Government Operations Continue activities to reduce County government use of hazardous products and to ensure safe use, storage, and disposal.	In progress
LPAE- 2.	Product Stewardship Support Continue involvement in the Northwest Product Stewardship Council (NWPSC) to further policies and programs that reduce the toxicity of products in the marketplace and the impacts of wastes on the County.	In progress
LPAE-3	Required Reporting Continue to complete reports to meet requirements of the Department of Ecology, Department of Health, and other agencies that fund, regulate, or oversee the County's hazardous waste activities.	In progress
LPAE-4	In-Depth Program Evaluation Continue to develop and conduct evaluation activities that supplement reporting requirements by assessing outcomes and implementation effectiveness in more depth; develop and implement recommendations to improve outcomes and program effectiveness.	In progress
LPAE-5	Assessment of Alternative Funding Sources Assess potential funding sources for hazardous waste activities in general and for specific programs (such as the HazoHouse or wellhead assessments); develop prioritized list of recommendations.	Not started
LPAE-6	Hazardous Waste Management Plan Updates Update and revise the County's Hazardous Waste Management Plan.	In progress



Appendix D. SWAC Bylaws + proof of SWAC participation

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Thurston County Solid Waste Advisory Committee By-laws

1. Statement of Purpose

The Thurston County Solid Waste Advisory Committee (SWAC) is appointed by the Board of County Commissioners (BoCC) in accordance with Chapter 70.95.165 RCW. The statute requires the SWAC to assist the BoCC in the development of solid waste handling and disposal, and review and comment on proposed rules, policies or ordinances prior to their adoption. The scope and charge of the Thurston County SWAC shall be:

- a. To advise, actively assist and participate in the update or revision of the County Solid Waste Management Plan;
- b. To assist Thurston County in the development of programs and policies concerning solid waste handling and disposal; and
- c. To review and comment on proposed solid waste management rules, policies and/or ordinances prior to their adoption.

2. Composition

- A. **Members** – The Thurston County SWAC shall consists of a membership as detailed in Thurston County Code Section 8.22.010.
- B. **Appointment** – Members shall be appointed by the BoCC.
- C. **Terms** – Members shall serve a term of three years commencing from their appointment date. Members may be reappointed to serve consecutive terms. A vacancy, if filled, shall be for the remainder of the term of the vacant position in the manner described for an initial appointment. Reappointment shall be subject to confirmation by the Board of County Commissioners.
- D. **Officers** – The officers of the Committee shall include a Chair and Vice-Chair who shall be elected by the voting membership of the committee. Elections shall be held at the first or second regularly scheduled meeting after January 1st of each year following a discussion of the annual workplan and appointment of local elected officials to the committee by the BoCC. The term of office for the Chair and Vice-Chair shall be one year. Chair and Vice-Chair may serve more than one term, but no more than two years consecutively in each position. The Chair shall preside over all meetings. The Vice-Chair assumes the responsibilities of the Chair in their absence or disability. In the event the Chair and Vice-Chair are absent, the meeting shall either be presided over by an acting Chair elected by the members present or be postponed. In the event of a vacancy in the office of Chair, the Vice-Chair automatically succeeds to the position of Chair. A vacancy occurring in the office of Vice-Chair for any reason, including succession is filled by election of the voting Committee membership for replacement to serve the unexpired portion of the term.

- E. **Secretary** – Thurston County Public Works staff shall provide the Committee with administrative support including secretarial duties and informational resources.
- F. **Attendance** – A Committee member who accrues three consecutive, unexcused absences from regular meetings may be removed from the Committee by the BoCC with the concurrence of a two-thirds majority of the SWAC.
- G. **Rules of Order** – The SWAC will conduct business by consensus whenever possible. Robert's Rules of Order may be used for formal motions and should be used when a consensus is not achievable. Proxy votes are not permitted.
- H. **Conflicts of Interest** – SWAC members shall declare a conflict of interest and abstain from any decisions that may directly or indirectly benefit themselves. However, this does not prohibit a SWAC member from using their general expertise to educate the SWAC or provide general information to the SWAC on a decision item.
- I. **Public Representation** – Only the SWAC Chairperson or their designee may make statements or commitments, written or verbal, on behalf of the SWAC. Statements and commitments made on behalf of the SWAC will reflect policies and positions agreed upon in advance by the SWAC and BoCC.
- J. **Subcommittees** - Subcommittees may be formed as needed for the purpose of exploring issues before the SWAC in more detail than regular SWAC meetings may allow. Standing or ad hoc subcommittees may be formed if a majority of SWAC members elect to do so. Subcommittee members shall be appointed by the SWAC Chair from among those volunteering. Subcommittees shall report to the full SWAC at the regular SWAC meeting following each subcommittee meeting.
- K. **Compensation** - Members of the SWAC shall serve without compensation.

3. Meetings

- A. **Regular Meetings** – Meetings of the SWAC shall be called when necessary by the Chair. It is anticipated that meetings will be held monthly during active review of Solid Waste Management Plan Updates and at a minimum not less than quarterly during off-planning years. At least ten days prior notice shall be given.
- B. **Minutes/Agendas** – Minutes of all meetings shall be kept by Public Works staff and distributed to the members within three weeks after the meeting. Agendas shall be prepared by staff with input and verbal approval by the Chair and distributed to the members at least seven days in advance of any regularly scheduled meeting.
- C. **Public Access** – All regular meetings of the Committee shall be held in a place that is open and easily accessible to the public. Provisions shall be made for public comment at each meeting. Approved meeting minutes shall be available to the public upon request. The committee is subject to, and will conform to, the provisions of RCW 42.30, Open Public Meetings Act.

D. **Quorum** – A quorum is required to be present before an official, regular meeting of the Committee can take place. A simple majority of the seated voting members of the Committee shall constitute a quorum.

E. **Conduct of Meetings** –

1. Call to Order.
2. Roll call and determination of quorum.
3. Introductions
4. Approval of Agenda/Minutes.
5. Public comment period.
6. Old Business.
7. New business.
8. Solid Waste Manager Update.
9. Roundtable discussion.
10. Announcements:
 - a. Agenda for next meeting.
 - b. Time, place of next meeting.
 - c. Other announcements.

4. Recommendations

The SWAC shall advise and make recommendations to the BoCC on matters within their scope and charge as provided for in SWAC By-laws. Written reports, recommendations and correspondence submitted to the BoCC shall be forwarded on behalf of a majority of the members over the signature of the Chair. Minority reports, if any, shall be attached to, and forwarded with such reports, recommendations or correspondence without comment by the Chair.

5. Waiver of the Rules

Any of the above rules or procedures may be waived by a majority vote provided further that the reason therefore be included in each motion for waiver.

6. Amendments

Any of these By-laws may be amended or repealed, and new By-laws may be adopted, by two-thirds majority vote of the quorum and approval by the BoCC. Prior notice of fifteen days shall be given to the SWAC in writing before undertaking amendatory action.

7. Severance Clause

Should any portion of these By-laws be declared unconstitutional or otherwise contrary to law, such decision shall not affect the validity of the remaining portion of these By-laws.



THURSTON COUNTY SOLID WASTE ADVISORY COMMITTEE

Meeting Minutes of October 2, 2024
Virtual Zoom and In-Person Meeting

ROLL CALL:		Alternate (A) Excused (E) Not Present (NP) Present (P)
Members/(Alternates)	Interest/Organization	
David Nightingale - Chair	Business Representative	P
Greg Schoenbachler – Vice Chair	Agricultural Interest	P
Gary Edwards (<i>Emily Clouse</i>)	Thurston County Commissioners’ Office	E
Amy Evans Harding	Port of Olympia	P
Lisa Parshley	City of Olympia	NP
Nicolas Dunning	City of Lacey	P
Joan Cathey	City of Tumwater	P
Trevor Palmer	City of Yelm	NP
Elaine Klamn	City of Tenino	P
Kiersten Presley	Town of Bucoda	NP
Renee Radcliff Sinclair	District #3, Resident Representative	E
Chad Sutter	Industry — Recycling	NP
Arin Robertson	Industry — Refuse	P
Christina Kullberg	Washington State Department of Ecology (<i>non-voting</i>)	P
<i>Vacant</i>	City of Rainier	NP
<i>Vacant</i>	Resident Representative	NP

STAFF PRESENT: Jeff Bickford, Amanda Romero, Laura Glover, Hope Springer, Toni Basinger, April Roe, Marinka Major, Matt Samuelson – Public Works; Jennifer Johnson, Kiley Graber, Jessica Goulet – Public Health and Social Services; Amelia Schwartz – Community Planning and Economic Development; Rebecca Harvey – Commissioners.

GUESTS PRESENT: Gary Franks, Ron Jones – City of Olympia; Jody Snyder – Waste Connections; Steven Gilmore – Republic Services; Emily Rhoades – HDR Inc; Kenton Martin, Colin Nackerman – EDF Renewables; Wendy Mifflin – Herrera Inc; Lisa Harrison – Thurston County resident.

1. CALL TO ORDER

The October 2, 2024, Solid Waste Advisory Committee (SWAC) meeting was called to order at 10:05 a.m. by David Nightingale.

2. ROLL CALL & DETERMINATION OF QUORUM

It was determined that a quorum was present.

3. INTRODUCTION OF GUESTS

4. APPROVAL OF AGENDA & MINUTES

The minutes of September 4, 2024, were approved after a motion was made by Elaine Klamn and seconded by Amy Evans Harding. The SWAC approved by unanimous consent.

5. PUBLIC COMMENTS

An email dated September 3, 2024, was received from "Reporter Steven".

LeMay requested and received approval to increase their rates from Washington Utilities and Transportation Commission (UTC). The UTC oversees curbside collection rate increases. The inquiry from Steven first went to the UTC, who responded that the request for discounts must be requested from Thurston County. RCW 81.77.195 was referenced. Senior and low-income discounts were not incorporated into Thurston County's Solid Waste Management Plan; however, the plan will be revised in the future and the process of requesting UTC consideration of discounts may be considered at that time.

David Nightingale asked if there has previously been a discount available for senior or low-income in [Thurston] County. Jeff Bickford responded no, not to [their] understanding. Jeff intends to communicate the reviewed information with Steven. In the chat, Gary Franks added that City of Olympia currently has discount options for their curbside customers.

6. OLD BUSINESS

No old business.

7. NEW BUSINESS

A. Thurston County Comprehensive Plan 2045 - Climate Element Update

Amelia Schwartz provided a presentation on the Climate Element of Thurston County's Comprehensive Plan. The presentation included a brief overview defining the comprehensive plan, project timeline, resilience policies, greenhouse gas (GHG) emissions policies, goals, and next steps for this project.

David Nightingale asked for clarification on the difference between the electricity and gas usage (referencing the GHG emissions in Thurston County pie chart). Rebecca Harvey, who is working with Amelia on this project, responded that emissions from electricity in the chart is countywide. Countywide includes residential, commercial, and industrial users throughout Thurston County. The data comes from Puget Sound Energy (PSE). Electricity emissions consider what fuel sources go into PSE's grid and the natural gas emissions are separate.

Lisa Harrison commented about the tree loss percentage and asked what the plans were going forward. Amelia responded there are goals and policies coming for tree loss mitigation. Thurston County is in the midst of a tree canopy study, which will provide more tools to move forward. Amelia shared anyone can sign up for email notifications for the tree canopy study through the dedicated webpage.

Joan Cathey asked for the definition of environmental justice for this comprehensive plan. Amelia responded [Thurston County's] goals and policies are to not hurt marginalized groups. Amelia added environmental justice

is creating thoughtful policies and working with and for aspects of the community that are often ignored, passed over, or overburdened by policies. Amelia encourages everyone to go through the draft plan, and if there are any questions or concerns to email or call.

B. Thurston Climate Mitigation Collaborative - Solar Installation Update

Rebecca Harvey presented an overview of the project planning for the Solar Land Lease Proposal for Thurston County's Waste and Recovery Center (WARC) Closed Landfill; the presentation was first shared at the February 2024 SWAC meeting. Rebecca introduced partners Colin Knackerman and Kenton Martin from EDF Renewables, who were present and available for questions. Rebecca shared the current project status, sharing that the ongoing interconnection studies, electrical grid updates and the negotiations PPA contract with PSE were in progress.

David Nightingale asked if there were negotiations involving revenue to the County for the installation. Rebecca Harvey responded the fair market value assessment determines what the revenue would be and put it in the draft lease. It could be negotiated; however, the fair market value assessment would be a starting point.

Matt Samuelson asked if there was an estimated date for construction. Rebecca responded that the step being worked on right now is permitting, however it's estimated to start in 2025. Rebecca called on Colin and Kenton to provide additional information. Kenton Martin added Puget Sound's board has approved of these projects in development. In terms of schedule, if the permitting is achieved in a good time frame, potentially January 2026 construction would begin. Matt Samuelson followed with concern regarding multiple projects ongoing together; Matt noted this is a good time for additional conversations. Kenton agreed.

David Nightingale asked Ken if an existing tariff is in place or negotiating a separate agreement with PSE. Kenton Martin responded that EDF is not involved in that aspect of the project.

C. Public Health and Social Services – Hazardous Waste Management Plan Update Part I

Emily Rhoades presented the first three chapters of the 227-page document outlining the Hazardous Waste Management Plan. The plan's creation is in partnership between Thurston County Public Health and Social Services' Environmental Health division, HDR Inc. and Herrera Inc. The plan is currently in the draft stage.

David Nightingale asked if the mission statement for the plan was revised since this last plan. Emily Rhoades responded it has been revised. David asked what was changed. Wendy Mifflin, a representative of Herrera, responded the goals and mission statement were completely revised from the 2014 plan.

Joan Cathey asked if there was a program in effect where residents could call or request an appointment for information on the cleaning products they had at home. Jennifer Johnson from Public Health and Social Services responded with the Healthy Homes Program is still being offered. Because of COVID, staff are no longer conducting site visits; however, Public Health is currently looking at ways to streamline the previous process of site visits over the phone. Joan Cathey asked if there were brochures covering information on toxic and/or hazardous household products. Jennifer Johnson responded with an enthusiastic yes; more materials can be found on Public Health's website.

David Nightingale asked what is being done currently for educating businesses and reducing the inappropriate disposal of hazardous waste. Jennifer Johnson responded there is a robust program for businesses through the Environmental Health division of Public Health with focus on business pollution prevention. Emily added this is part of the next chapters that will be presented at the November SWAC meeting.

8. ROUNDTABLE DISCUSSION

Jeff Bickford gave a brief overview of what will be coming to the next SWAC meeting. There will be a capital projects update next month. Thurston County Public Works is working with Thurston County's Emergency Management department on an updated Comprehensive Emergency Management Plan.

David Nightingale asked about a project staff is working on regarding reuse at HazoHouse located at the WARC, stating that updates could be shared at a future SWAC meeting on the process. Jeff responded that in next month's meeting, the chapters of the Hazardous Waste Management Plan would go over some of this information.

Joan Cathey asked if the reason there is only one HazoHouse currently is because of staff or location; Joan is also wondering what the response is to questions of that nature. Jeff Bickford responded that there are potential opportunities for an additional hazardous waste facility in the future, specifically in a South County transfer station. There are opportunities outside of Thurston County's HazoHouse for paint, such as smaller retail companies who utilize PaintCare's recycling program for paint. There is also a potential, in the interim, for one-day satellite collection events for hazardous materials, especially for South County residents.

Steven Gilmore commented Republic Services is putting on four events in Clallam County while the county's transfer station will remain open during the events put on by Republic Services. Steven also stated Jefferson County moved away from a staffed facility to doing only mobile events. PaintCare provides help with costs for latex and oil-based paints that are recycled at such events. David Nightingale added, at the next legislative session there will be product stewardship programs for all household hazardous waste.

Jennifer Johnson added that Public Health previously utilized waste mobiles in South County a few times a year and the events were very well attended by the community. As an educator as well, Jennifer noted it is also a great opportunity to provide education to folks about how to reduce the amount of waste they are producing. South County is also an agriculture area, so a lot of products brought in happened to be banned pesticides.

David Nightingale commented again on business waste; Yakima had one of the better programs in the state, stating Wendy Mifflin may have information about that. Wendy Mifflin responded it is a great conversation because the next three chapters of the Hazardous Waste Management Plan go over actual operations and planning for education and outreach. Yakima County had a huge program for business hazardous waste collection; at one point, it was the largest in the state.

David Nightingale proposed carpooling for the Pioneer Tour scheduled for October 8th. Laura Glover responded that confirmation has been received from several SWAC members that they will be attending, as well as Thurston County Public Works and Public Health staff. They had additional discussions revolving around carpooling, logistics of travel and arrival time.

9. ANNOUNCEMENTS

No announcements.

The October 2, 2024, SWAC meeting adjourned at 11:30 a.m. The next SWAC meeting is scheduled for November 6, 2024, at 10:00 a.m. as an in-person and virtual Zoom meeting.

Video of this meeting is available at

<https://www.youtube.com/watch?v=adH-gRmjoGg&list=PLajwEHKVN-Qse2ao8XJpmsbJuhcMoY3&index=31>



THURSTON COUNTY SOLID WASTE ADVISORY COMMITTEE

Meeting Minutes of November 6, 2024
Virtual Zoom and In-Person Meeting

ROLL CALL:		Alternate (A) Excused (E) Not Present (NP) Present (P)
Members/(Alternates)	Interest/Organization	
David Nightingale - Chair	Business Representative	P
Greg Schoenbachler – Vice Chair	Agricultural Interest	P
Gary Edwards (<i>Emily Clouse</i>)	Thurston County Commissioners’ Office	E
Amy Evans Harding	Port of Olympia	NP
Lisa Parshley	City of Olympia	NP
Nicolas Dunning	City of Lacey	P
Joan Cathey	City of Tumwater	NP
Trevor Palmer	City of Yelm	NP
Elaine Klamn	City of Tenino	P
Kiersten Presley	Town of Bucoda	NP
Renee Radcliff Sinclair	District #3, Resident Representative	E
Lisa Harrison	District #1, Resident Representative	P
Chad Sutter	Industry — Recycling	NP
Arin Robertson	Industry — Refuse	P
Christina Kullberg	Washington State Department of Ecology (<i>non-voting</i>)	P
<i>Vacant</i>	City of Rainier	

STAFF PRESENT: Amanda Romero, Laura Glover, Hope Springer, Maggie Brown, Toni Basinger, April Roe, Rob Pudner, Matt Samuelson – Public Works; Jennifer Johnson, Kiley Graber, Jessica Goulet, Kimberly Graham – Public Health and Social Services.

GUESTS PRESENT: Gary Franks – City of Olympia; Emily Rhoades – HDR Inc; Wendy Mifflin – Herrera Inc

1. CALL TO ORDER

The November 6, 2024, Solid Waste Advisory Committee (SWAC) meeting was called to order at 10:00 a.m. by David Nightingale.

2. ROLL CALL & DETERMINATION OF QUORUM

Quorum not met.

3. INTRODUCTION OF GUESTS

4. APPROVAL OF AGENDA & MINUTES

Due to lack of quorum, agenda and approval of minutes were deferred.

5. PUBLIC COMMENTS

No public comments.

6. OLD BUSINESS

No old business.

7. NEW BUSINESS

A. SWAC 2025 Work Plan

Laura Glover briefly presented SWAC's 2025 Work Plan. Voting will occur during December's SWAC meeting. Additional items that need to be added to the work plan should be emailed to Laura.

B. Public Health and Social Services – Hazardous Waste Management Plan (HWMP) Update Part II

Presenters and SWAC members debated whether to push the presentation to December. It was ultimately decided the presentation would continue, and absent SWAC members would need to review the recording and material in preparation for December's SWAC meeting.

Wendy Mifflin from Herrera led the presentation for Chapters 4-6 of Thurston County's Hazardous Waste Management Plan (HWMP). The plan is a collaboration between Thurston County Public Health and Social Services' Environmental Health division, HDR Inc., and Herrera Inc. The plan is currently in the draft stage.

David Nightingale commented during Chapter 4 that the small quantity generators (SQG) are not included in the 126 registered generators with the Department of Ecology, because SQG's are not required to register. Wendy agreed that not all dangerous waste generators are listed.

Amanda Romero commented that e-waste is not accepted at HazoHouse (HH). Wendy agreed, noting that in the HWMP e-waste is listed under E-Cycle Washington, a program created by Department of Ecology. Wendy further explained that e-waste is considered moderate risk waste (MRW), and there are resources in the document about where to dispose of items under this category. David commented that Goodwill previously had a semi-trailer parked next to the MRW facility (HH) for e-waste collection. David further explained it was a convenience that no longer exists, and it would be a good opportunity to discuss the possibility further in the plan. Wendy agreed, noting a discussion will be had at the next SWAC meeting.

Arin Robertson commented on the large amount of information present in the HWMP. Wendy agreed, commenting on the importance of the HazoHouse and related hazardous waste programs.

David Nightingale commented, during Chapter 5, on the use of "subsidy" in relation to the tip fee. Wendy responded the only financial information in the document is related to HazoHouse; however, several of the programs are paid for by the tip fee or by grant funding from Department of Ecology. David commented that it may be helpful to share the funding information for all the MRW programs, not just exclusively HH. Wendy commented it would be a topic to think about, as the funds for each department are separate. David further commented that from a financial standpoint it would make sense to understand how the funds get parsed out to the various programs, as HH is not the only program funded by the tip fees. Wendy agreed to look further into it. Arin Robertson asked David to clarify, the question is what percentage of tip fee is going to each program? David responded yes, he is seeking transparency for both where the funds are coming from and where the funds are going, in as simple a way as possible.

In the chat, Jennifer Johnson from Thurston County Public Health and Social Services (PHSS) commented during Chapter 6 recommendations of facility and programs. Jennifer noted that data should also be collected from people who are not present at HH to better understand the barriers that keep them from disposing of household hazardous waste (HHW) at the facility.

Wendy Mifflin called on Laura Glover from Thurston County Public Works (TCPW) Solid Waste (SW) for clarification on if Thurston County is looking for contracting and alternatives to reuse products. Laura responded that Thurston County is gathering data and documents. Laura noted that there was a small collection of data obtained one to two months prior, and Thurston County would be targeting non-profits to sign up for a reuse program. Wendy commented that in the past, Swap Shops used to be the method of handling materials before going back out to the public for use; however, EPR programs have contributed to the change in Swap Shops and program alternatives would be beneficial.

In the chat, Jennifer asked how *Advocate for policy actions and education and outreach programs that promote safer alternatives, prevent exposure to hazardous materials, and support EPR and product stewardship for hazardous products* (Program 2) is different than what is happening. Wendy responded it is an expansion of the program that is present, and as more EPR programs come out, there will be additional costs to Thurston County.

David Nightingale asked if Program 2 is short for lobbying legislation. Wendy responded that Program 2 is short for lobbying legislation, and *Continue membership in the Washington State Association of Counties affiliate groups to allow for evaluation and input into future legislative initiatives* (Program 5) is where input would happen for future legislative initiatives. Wendy continued, stating Thurston County's SW and PHSS groups have membership through Washington State Association of Counties (WASAC) to give feedback on legislative policy, and should continue their membership to provide input for future legislative initiatives, concluding this is the reasoning behind Program 5.

David commented on *Consider implementation of program alternatives that promote product reuse from the HazoHouse* (Program 1), and the use of the word "liability" in terms of why reuse programs are not happening as often, noting that he hasn't heard of this before and questioning where the concept of liability came from. Wendy responded some of the concept came from her experience in operations of a HHW facility in Yakima County. Wendy continued, stating there were several cleanups occurring because the HHW facility would provide products to the public who were in turn stockpiling them, resulting in clean up actions that were paid for by Yakima County's Solid Waste division. Wendy noted Department of Agriculture penalizing Yakima County for the products going back onto shelves. Wendy looped back to include why Laura is working on an alternative program rather than a Swap Shop table. David noted an experience traveling through Yakima County recently where the reuse products were being given out, also agreeing Department of Agriculture has banned certain products from being put out on shelves. Further discussion ensued between David and Wendy on the use of the word liability in the document.

David commented on *Consider adopting the HWMP as part of the SWMP update process* (Administration 2), noting that having the HWMP and Solid Waste Management Plan (SWMP) combined, is not a good idea due to the extensive information in both plans currently. Wendy responded with a different perspective, that TCPW is already considering combining the plans, noting it is costly and time consuming to have the documents separated; however, the integrity of each plan will be kept. Wendy concluded that Administration 2 is a consideration, not a requirement, but something for TCPW and PHSS to discuss and decide. David agreed, noting that he has seen it done poorly although it's possible to combine the documents well.

Wendy turned over the presentation to Emily Rhoades of HDR Inc. to discuss the list of Appendices. Emily noted the blue items were placeholders, with several different placeholders in the document that will be updated as information is received.

Emily asked if instead of presenting the chapters again at the next SWAC meeting, if the absent SWAC members could review the recording of this presentation to be prepared for recommendations and discussion at the next meeting. Laura Glover from Thurston County Public Works stated that she can send the video link to the other SWAC members to catch them up to speed.

8. ROUNDTABLE DISCUSSION

David Nightingale noted his trip to Yakima County, and how Yakima has one of the best facilities on the east side of the Cascades, if not the best.

Jennifer Johnson from PHSS, in the chat, asked how much input staff has had in the plan. Emily Rhoades responded once each chapter was drafted, it was circulated around to the county for staff to provide input at that time. Emily continued, that by the time the full draft plan was brought to the SWAC the hope was that all staff had the opportunity to review and provide feedback. Jennifer noted she has some confusion and concern, providing insight on her question on staff input for the plan. Wendy responded the plan is not meant to oversee operations, but rather be open, providing a high-level overview for adoptions by the City and County. Wendy added if there are concerns, they should be brought to their own department to discuss, and to Emily Rhoades as well. Jennifer thanked Wendy for the clarification.

Jennifer Johnson commented briefly on her concerns that survey data was collected from only HazoHouse customers. Wendy responded that HDR did the outreach for the South County transfer station project; the outreach included surveying people in Rainier and Rochester, to determine their needs, as well as a county-wide survey. The survey and data are available online. Jennifer asked if the data will be incorporated into the HWMP document. Emily responded the summary of the survey effort from the South County Transfer Station survey from 2022 were rolled into the survey results from HH in Chapter 3. Emily noted there was more off-site surveying completed than on-site at HH; however, on-site participants were much more responsive. Jennifer thanked Emily, stating she was not aware the South County Transfer Station data was incorporated into the document. David Nightingale asked if the survey results could be recirculated to the SWAC members, as there has been some turnover from year to year, calling on Laura or Emily to do this. Emily responded, "Absolutely."

David Nightingale shared a final thought to add to the December agenda for SWAC, requesting an update about what Thurston County Public Works is doing in terms of reuse for the HazoHouse.

Amanda Romero shared that Thurston County Public Work's Education and Outreach team is putting on a Fix-It Fair on Wednesday, November 20 from 3:00 p.m. to 6:00 p.m. at Lacey Maker Space on Saint Martin's University campus. There is more information on Thurston County Public Work's website and Facebook.

9. ANNOUNCEMENTS

No announcements.

The November 6, 2024, SWAC meeting adjourned at 11:35 a.m. The next SWAC meeting is scheduled for December 4, 2024, at 10:00 a.m. as an in-person and virtual Zoom meeting.

Video of this meeting is available at <https://www.youtube.com/watch?v=E9MvVxrd8X8>



THURSTON COUNTY SOLID WASTE ADVISORY COMMITTEE

Meeting Minutes of December 6, 2024
Virtual Zoom and In-Person Meeting

ROLL CALL:		Alternate (A) Excused (E) Not Present (NP) Present (P)
Members/(Alternates)	Interest/Organization	
David Nightingale - Chair	Business Representative	P
Greg Schoenbachler – Vice Chair	Agricultural Interest	E
Gary Edwards (<i>Emily Clouse</i>)	Thurston County Commissioners’ Office	P
Amy Evans Harding	Port of Olympia	P
Lisa Parshley	City of Olympia	NP
Nicolas Dunning	City of Lacey	P
Joan Cathey	City of Tumwater	P
Trevor Palmer	City of Yelm	NP
Elaine Klamn	City of Tenino	P
Kiersten Presley	Town of Bucoda	NP
Renee Radcliff Sinclair	District #3, Resident Representative	P
Lisa Harrison	District #1, Resident Representative	E
Chad Sutter	Industry — Recycling	NP
Arin Robertson	Industry — Refuse	P
Christina Kullberg	Washington State Department of Ecology (<i>non-voting</i>)	P
<i>Vacant</i>	City of Rainier	

STAFF PRESENT: Amanda Romero, Laura Glover, Matt Samuelson, Toni Basinger, Rob Pudner, Maggie Brown, Marinka Major, April Roe, Jeff Bickford – Public Works; Kimberly Graham, Kiley Graber, Jennifer Johnson, Jessica Goulet – Public Health and Social Services.

GUESTS PRESENT: Steven Gilmore – Republic Services; Emily Rhoades – HDR Inc; Wendy Mifflin – Herrera Inc; Dale Clark – Turner and Townsend

1. CALL TO ORDER

The December 6, 2024, Solid Waste Advisory Committee (SWAC) meeting was called to order at 10:00 a.m. by David Nightingale.

2. ROLL CALL & DETERMINATION OF QUORUM

A quorum was met when Gary Edwards became present by phone and later in-person during Matt Samuelson’s presentation.

3. INTRODUCTION OF GUESTS

4. APPROVAL OF AGENDA & MINUTES

The minutes of October 2, 2024, and November 6, 2024, were approved after a motion was made by Gary Edwards and seconded by Amy Evans Harding, and third by Elaine Klamn. The SWAC approved by unanimous consent.

5. PUBLIC COMMENTS

No public comments.

6. OLD BUSINESS

No old business.

7. NEW BUSINESS

A. Public Works – Solid Waste Capital Projects Quarterly Update

Matt Samuelson shared his presentation on Solid Waste Capital Projects Quarterly Update. The presentation included updates on the estimated timeline and cost for several projects happening presently and in the future for the Waste and Recovery Center (WARC) Closed Landfill.

David Nightingale commented on the slide titled “Security, Technology & Site Improvements.”

Jeff Bickford noted that the “Transfer Station Facility – Second Location” is currently in the preliminary phase regarding timing and cost, as the reconfiguration of the WARC is a priority at this time.

During the “WARC Site Reconfiguration” slide, David and Matt discussed using a Design-Build (DB) approach versus a Design-Bid-Build format.

David commented on “WARC Site Reconfiguration Basis of Design”. Laura Glover clarified that traditional recycling will be located at the current public tipping wall. Additionally, Jeff mentioned that Public Works plans to reintroduce the book recovery bins and restart the electronics recycling program. Matt mentioned that Republic Services will be included in the conversation for the design-build process.

B. Public Works – Hazardous Waste Reuse Program

Laura Glover provided an update on the Hazardous Waste Reuse Program, formerly known as “The Swap Shop”. The presentation covered the history of the reuse program, the planning timeline, and the data gathered for sample collection and analysis.

David and Gary Edwards commented during the slide titled “HHW Reuse – Sample Collection & Analysis.” Laura explained how eligibility was determined and how the sample was modeled after other counties’ programs, specifically Kitsap County. Laura later explained the Education & Outreach elements of the program.

C. Public Health and Social Services – Hazardous Waste Management Plan (HWMP) Update Part II

Emily Rhoades presented the HWMP update. Wendy Mifflin explained that due to the limited time available, the goal is to progress with the comments on the HWMP and the corresponding responses, followed by a motion to accept the draft for regulatory review. She mentioned that regulatory review will return to the SWAC for further comments to be voted on again.

Wendy reviewed the comment from SWAC requesting a complete overview of the program revenues and expenses, including education and outreach, as well as the contributions from Public Health and Social Services (PHSS). Kimberly explained that due to the system transition to TC Connect in the summer of 2024, PHSS is unable to obtain reports that break down the data by the various programs. David replied that if the financial information becomes available in the future, it can be incorporated prior to the final review. Wendy responded that some information can be added at this time to move forward with the regulatory review process.

Wendy supported the suggestion regarding the use of "Public Works Director" in the document and replacing it with "Environmental Health Director."

David commented under the topic of equity about the statements concerning the authority of the Environmental Protection Agency (EPA) and tribes. Wendy stated that the document must undergo a State Environmental Policy Act (SEPA) review, during which the county will reach out to the relevant tribes to provide them with an opportunity to comment. She explained further that following these reviews and feedback, a draft plan will be created. Kimberly Graham will then present the document to the Board of Health for their comments and approval, which is necessary before it can be submitted to the cities and the BoCC for final approval.

David made comments on Figure 2-6 , Page 4-1 (Section 4.2.1), Page 4-4, and Page 6-5. Wendy Mifflin, Kimberly Graham, and Jennifer Johnson will review comments and recommendations.

Wendy specified that the motion would be to accept the draft of Thurston County's Hazardous Waste Management Plan along with comments and responses, as previously discussed. This would include a review of the comments submitted by David, which have not been received yet, and would allow the document to advance to regulatory reviews with SEPA and the Department of Ecology. No additional comments were provided and Amy Evans Harding made a motion to approve the complete Thurston County Hazardous Waste Management Plan document along with the comments and responses discussed. The motion was seconded by Gary Edwards, and the SWAC approved it unanimously.

8. ROUNDTABLE DISCUSSION

Jeff announced that on November 18th Thurston County had its first Fix-It Fair at Lacey MakerSpace. The event attracted over 24 volunteers and 65 attendees, with 66 out of the 88 items brought being successfully repaired within a three-hour timeframe. A total of 387 pounds of material was effectively diverted from the landfill. Due to the event's success, Thurston County will now host Fix-It Fairs semi-annually, with the next one scheduled for Spring 2025.

9. ANNOUNCEMENTS

Laura announced the first meeting for SWAC of the year is cancelled as it falls on New Years and indicated that the next meeting will be held in February 2025.

The December 6, 2024, SWAC meeting adjourned at 11:35 a.m. The next SWAC meeting is scheduled for February 5, 2025, at 10:00 a.m. as an in-person and virtual Zoom meeting.

Video of this meeting is available at https://youtu.be/NmdYieS_VDk?si=c-31FzZAw_rr28mx

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
HDR/Herrera	Chapter 6 Strategy Analysis and Implementation Plan – Add a new recommendation Facility 4 – Consider options for providing HHW collection methods to serve remote areas in the County and implement as appropriate	Concur with comment. Add new Facility 4 recommendation.
SWAC (November)	Chapter 6 – Strategy Analysis and Implementation Plan – Superscript 11 – David Nightingale spelled incorrectly	Concur with comment. Spelling corrected.
SWAC (November)	Table 5-1 Thurston County HazoHouse Financial Information – Would like to see full program revenues and expenses including education and outreach/PHSS portion	Requested financial information from PHSS
SWAC (November)	Chapter 6 – Strategy Analysis and Implementation Plan – What MRW reduction methods can be considered? – Second paragraph – consider a different word for liability as this denotes legal action	Concur with comment. Delete “liability” and insert “potential legal responsibility.”
County Solid Waste Staff	This document often refers to “The Hazohouse” rather than the official name “Hazohouse.”	The correct spelling of the facility is “HazoHouse.” The use of “The HazoHouse” is content sensitive in the HWMP and has been reviewed by a technical editor for appropriateness.
County Solid Waste Staff	2014 Recommendations: Status of previous recommendations (Appendix C Pg 133) 2014 Plan: https://s3.us-west-2.amazonaws.com/thurstoncountywa.gov.if-us-west-2/s3fs-public/2023-02/Hazardous%20Waste%20Management%20Plan%202014%20Revised.pdf 1. It is unclear to me if these 2014 recommendations are carried forward in this new plan. 2. Pg 17 “This HWMP supersedes previous HWMPs, including the most recent 2014 Hazardous Waste Management Plan (2014 HWMP). The status of 2014 HWMP recommendations can be found in Appendix C.”	The recommendations from the 2014 Thurston County Hazardous Waste Management Plan and their implementation status are included in Appendix C. The 2014 recommendations were over 10 years old and a number of them were no longer valid due to new regulatory requirements and updates to programs and facilities. All 2014 recommendations are superseded by this HWMP with the proposed new recommendations in Table 6-1 Summary of Recommendations, Implementation Schedule, Responsibility, and Budget. No Change to HWMP.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
County Solid Waste Staff	<u>Equity:</u> - Have local tribes been invited to participate in the review process? - The only type of equity addressed is racial equity (page 72).	Section 1.5 addresses tribal sovereign status. Tribes complete Solid Waste and Hazardous Waste Management Plans in accordance with EPA requirements. The Board of County Commissioners appoint SWAC members and tribes could be contacted to determine their interest in participation and potential appointment to the SWAC. Equity issues both racial and societal are addressed in Chapter 6.0 – Strategy Analysis and Implementation Plan as part of inclusive messaging. No Change to HWMP.
County Solid Waste Staff	<u>Electronics</u> Can the plan include a recommendation to bring back e-waste recycling at the WARC? - According to Department of Ecology reports, Thurston County saw a significant drop in E-Cycle WA participation when the WARC stopped accepting e-waste for recycling. - The WARC is intended to be a facility that makes waste diversion convenient by providing a variety of services in one general location. This convenience is also a matter of equity due to the challenges associated with vehicle travel to private businesses in order to seek out discontinued services.	Electronic waste management and handling is included in the Thurston County Solid Waste Management Plan as this waste stream was previously handled in the recycling area at the WARC through an agreement with Goodwill Industries. Goodwill Industries chose to discontinue collection at the WARC as part of the on-site recycling programs. No change to HWMP.
County Solid Waste Staff	<u>Batteries</u> to HazoHouse We are seeing more products manufactured with embedded batteries (electric toothbrush, vape, etc.). Can we make it clear that these products are accepted at HazoHouse? Can we include a recommendation to accept medical devices with embedded batteries (e.g., continuous glucose monitors) at HazoHouse as a matter of convenience and equity?	Products with embedded batteries are not currently accepted at the HazoHouse. In 2023, the State passed the Battery Product Stewardship Law that requires Ecology to implement a producer participation product stewardship program to handle products with portable and medium format batteries. A description of this new law is included in Chapter 1 Introduction and Background Section 1.10.2 Washington State Regulations. Consumer products with embedded batteries, when disposed by a homeowner, are considered a universal waste and are approved for disposal with solid waste. If a consumer product has a non-removable battery and contains other danger

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
		waste, such as a nicotine vape device, the product is required to be managed as a dangerous waste. There is currently no outlet for embedded battery products collected via the HazoHouse. These should continue to be handled in the municipal solid waste stream as universal waste until Ecology has finalized its battery producer program. Medical waste and medical devices are included in the Thurston County Solid Waste Management Plan. Medical Waste is not part of this HWMP. No change to HWMP.
County Solid Waste Staff	<u>Metrics at HazoHouse</u>: I did not see a mention of participant metrics collected by HazoHouse staff. Maybe it's implied in the following recommendation, but it should be made clear. "Data Collection 1 – Continue to collect participation data at the HazoHouse (and future facilities) and in programs to engage the community, increase equitable participation in MRW management and disposal, and improve programs." Page 70.	Collection metrics are completed at the HazoHouse through a number of methods. Ecology requires reporting, on an annual basis, of specific materials metrics and customers served for both household and SQGs and the County reports those as required. No change to HWMP.
County Solid Waste Staff	Table 4-1 "The Hazardous Household Substances List developed by Ecology is shown in Table 4-1. If generated in a residence, <i>these products become HHW when discarded.</i>" Should all of these things be accepted at HazoHouse? It seems strange to point out that these things are hazardous, yet we don't accept them all.	Table 4-1 Household Hazardous Waste Substance List was generated by Ecology as part of the Hazardous Waste Management Plan Guidelines and is a placeholder for programs to utilize as reference to note that when they are discarded, they become HHW. Section 4.2.1 describes this requirement. Not all items should be, or will be, accepted through HazoHouse as there are other programs and options available for proper management and disposal of HHW substances. Section 1.1 of the HWMP also addresses this issue in accordance with RCW 70A.300 and the regulatory requirements.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
		No change to HWMP.
County Solid Waste Staff	Pg 69: "TC reported 45,000 customers utilized HazoHouse." How do we know this? Is that residential only. We don't know where in the county our customers live because residential customers do not fill out any intake documents.	See response above. No change to HWMP.
County Solid Waste Staff	Table 6-1 (Pg 75) Programs 2 and 3: - How are cities coordinating with the county to do this? - Do cities meet with HazoHouse to learn more about this program, materials received, issues/suggestions from staff?	Coordination between City and County staff would be at the discretion of both municipalities. Cities and the County have various avenues to advocate for policy actions and implementation of strategic education and outreach activities. No change to HWMP.
County Solid Waste Staff	Pg 77: Is it the EH or PW director? "For the latter, individuals or organizations wishing to propose HWMP amendments before the scheduled review must petition the PHSS Environmental Health Director in writing. The petition should describe the proposed amendment and its specific objectives and should explain why immediate action is needed prior to the next scheduled review. The Public Works Director will investigate the basis for the petition and prepare a recommendation. If the Environmental Health Director determines that the petition warrants further consideration, the petition will..."	Concur with comment. Section 6.6 Procedures for Amending the HWMP to be modified to remove Public Works Director and replace with Environmental Health Director.
County Solid Waste Staff	<u>Observations from surveys:</u> Most respondents used HazoHouse multiple times each year, far more than the average mentioned of 1x/7.4 years on Page 69.	Comments acknowledged. No change to HWMP.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
	2. Most respondents live in Olympia and Lacey - areas that are most urban and closest to HazoHouse. Rural residents likely have more hhww, but are visiting HazoHouse less... so what are they doing with their materials? It seems like they may not be disposed of properly. 3. WasteMobile ended because of extended HazoHouse hours, but it doesn't seem to be replacing the need in rural areas. Rural residents seem to still be participating less than residents in more populated areas.	
SWAC (December)	Section 1.2 Unclear where this quote is from and what it is. Please clarify. Please summarize the required plan "elements" here or refer to 1.6. Explain what process led to and who established the mission and goals.	Mission statement moved to appropriate place under description. Added reference to required plan elements (Chapter 1.6) and a note about the decision process for confirming the mission statement.
SWAC (December)	Section 1.6 Repeated from 1.2. It probably fits better here.	Statement removed from Section 1.2
SWAC (December)	Section 1.10.1 Please add at the end: "Universal Waste does not include HHW."	Concur with comment. Per EPA guidelines, households are exempt from the hazardous waste standards under the household hazardous waste exclusion and therefore, are not affected by the universal waste regulations. Facilities with conditionally exempt small quantity generator status are also not affected by the universal waste regulations. Sentence added in section 1.10.1
SWAC (December)	Section 3.3.1 Please insert a map showing a 15 mile radius from HazoHouse	While it could be a visual additional to the survey results, including a map with a 15 mile radius of the survey results may be misconstrued in the report. The survey results suggest a level of service but not a regulatory requirement. <i>"The EPA suggests that a transfer station should be no more than 10 miles from the end of all collection routes. A general rule of thumb is that a transfer station is likely to be cost effective if the disposal site is more than 35 miles away from the community."</i>

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
		No change to HWMP.
SWAC (December)	Chapter 4 Not quite accurate. Please rephrase along these lines. "Washington State and federal law does not regulate HHW and only regulates CESQG waste if improperly managed." The quantity is only one of a number of conditions that a CESQG must meet to be exempt from HW law. The quantity of HHW is irrelevant, it is unconditionally exempt	Removed "due to their relatively small quantities" to reduce confusion. Intent of paragraph is to describe WA law, not federal law.
SWAC (December)	Section 4.3.1 Please add: "CESQG generators are not required to register with Dept. of Ecology but are numerous throughout Thurston County." Perhaps public health has a numerical estimate??	This section speaks to Dangerous Waste Generators (large-quantity generators), not CESQG generators and that addition would be out of place. No change to HWMP.
SWAC (December)	Section 4.3.1 please insert: "where a dangerous waste facility could be located"	Added language requested.
SWAC (December)	Section 4.3.2 This text is not an "inventory", it is boilerplate about disposal. How many households are there in Thurston County? and how many registered businesses? Public Health may be able to provide more specifics or examples target CESQGs stats to put some context and substance to this section.	Added household count and number of registered businesses to section 4.3.2 according to US Census Bureau. PHSS concurred that there is no data available for total number of CESQGs and was not able to provide additional stats on CESQGs. PHSS reached out to Dept of Commerce for more information on registered businesses but did not receive a response.
SWAC (December)	Section 4.4.5 Please add some quantitative performance data to this section.	Received additional information from PHSS and added quantitative performance data to section 4.4.5.
SWAC (December)	Section 5.3.1 Please summarize budgets for expenses and funding sources for public health MRW related functions.	Requested financial information from PHSS.
SWAC (December)	Section 6.1 Actually Section 4.4.2	Concur with comment. Edited reference.
SWAC (December)	Section 6.1	Changed HHW collection to MRW collection to include CESQG disposal.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
	Mention here that this also equally applies to the need for CESQG disposal for S. County	
SWAC (December)	Section 6.1 Suggested addition here: Public Works and Public Health staff could learn from and collaborate with sister local jurisdictions by participating in Ecology MRW coordinator meetings as well as MRW safety and technical trainings and meetings offered by the Northwest Chapter of the North American Hazardous Materials Management Association (NAHMMA). Program 6: Public Works and Public Health MRW staff participate in Ecology and NW NAHMMA events and trainings.	Added suggested language to body and incorporated consideration of additional training opportunities within Program 5.
SWAC (December)	Appendix C I suggest that these two action items be brought forward to the 2024 MRW Plan (re: SBCE-2 Reassessment of Small Business Collection Needs and SBCE-3 Program Revisions to Address Small Business Collection Needs)	These two previous recommendations are meant to assess/address equity in and barriers to SGQ business participation – this is addressed in Section 6.1 strategy Data Collection 1. Added “and businesses” to further clarify benefit ongoing survey and participation data collection.
SWAC (December)	Figure 2.6 “Household Hazardous Waste” should read “MRW” in figure	Concur with comment. Chart updated to “MRW”.
SWAC (Follow-up to Dec presentation)	The 2014 MRW plan calls for exploring that exact possible unmet local need for these businesses. However, those recommended actions were not implemented. That is why, as the SWAC business representative, I think we need to retain those two recommendations in the updated MRW plan for Thurston County and make sure that they are implemented.	Comment acknowledged. Businesses are currently contacted and educated through the Business Pollution Prevention Program which was not in effect for the previous MRW Plan. No change to Plan.
County Staff (Follow-up to Dec presentation)	Section 6.1 Upon investigation we discovered that in mid-2018 a trip laser counter was installed in the HazoHouse to measure customers. Unfortunately, any movement across the laser was counted and our customer counts were overreported. These values were then distributed to Dept. of Ecology.	Comment acknowledged. Change made to Plan in Section 6.1 and Table 4-2.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
HDR/Herrera	Chapter 6 Strategy Analysis and Implementation Plan – Add a new recommendation Facility 4 – Consider options for providing HHW collection methods to serve remote areas in the County and implement as appropriate	Concur with comment. Add new Facility 4 recommendation.
SWAC (November)	Chapter 6 – Strategy Analysis and Implementation Plan – Superscript 11 – David Nightingale spelled incorrectly	Concur with comment. Spelling corrected.
SWAC (November)	Table 5-1 Thurston County HazoHouse Financial Information – Would like to see full program revenues and expenses including education and outreach/PHSS portion	Requested financial information from PHSS; limited information was available for program revenues and expenses. Additional information and language added in Sections 4.4.2, 4.4.4, 5.3.1, 5.3.2, including more detail in Table 5-1.
SWAC (November)	Chapter 6 – Strategy Analysis and Implementation Plan – What MRW reduction methods can be considered? – Second paragraph – consider a different word for liability as this denotes legal action	Concur with comment. Delete “liability” and insert “potential legal responsibility.”
County Solid Waste Staff	This document often refers to “The Hazohouse” rather than the official name “Hazohouse.”	The correct spelling of the facility is “HazoHouse.” The use of “The HazoHouse” is content sensitive in the HWMP and has been reviewed by a technical editor for appropriateness.
County Solid Waste Staff	<u>2014 Recommendations: Status of previous recommendations (Appendix C Pg 133)</u> 2014 Plan: https://s3.us-west-2.amazonaws.com/thurstoncountywa.gov.if-us-west-2/s3fs-public/2023-02/Hazardous%20Waste%20Management%20Plan%202014%20Revised.pdf 1. It is unclear to me if these 2014 recommendations are carried forward in this new plan. 2. Pg 17 “This HWMP supersedes previous HWMPs, including the most recent 2014 Hazardous Waste Management Plan (2014 HWMP). The status of 2014 HWMP recommendations can be found in Appendix C.”	The recommendations from the 2014 Thurston County Hazardous Waste Management Plan and their implementation status are included in Appendix C. The 2014 recommendations were over 10 years old and a number of them were no longer valid due to new regulatory requirements and updates to programs and facilities. All 2014 recommendations are superseded by this HWMP with the proposed new recommendations in Table 6-1 Summary of Recommendations, Implementation Schedule, Responsibility, and Budget. No Change to HWMP.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
County Solid Waste Staff	<u>Equity:</u> - Have local tribes been invited to participate in the review process? - The only type of equity addressed is racial equity (page 72).	Section 1.5 addresses tribal sovereign status. Tribes complete Solid Waste and Hazardous Waste Management Plans in accordance with EPA requirements. The Board of County Commissioners appoint SWAC members and tribes could be contacted to determine their interest in participation and potential appointment to the SWAC. Equity issues both racial and societal are addressed in Chapter 6.0 – Strategy Analysis and Implementation Plan as part of inclusive messaging. No Change to HWMP.
County Solid Waste Staff	<u>Electronics</u> Can the plan include a recommendation to bring back e-waste recycling at the WARC? - According to Department of Ecology reports, Thurston County saw a significant drop in E-Cycle WA participation when the WARC stopped accepting e-waste for recycling. - The WARC is intended to be a facility that makes waste diversion convenient by providing a variety of services in one general location. This convenience is also a matter of equity due to the challenges associated with vehicle travel to private businesses in order to seek out discontinued services.	Electronic waste management and handling is included in the Thurston County Solid Waste Management Plan as this waste stream was previously handled in the recycling area at the WARC through an agreement with Goodwill Industries. Goodwill Industries chose to discontinue collection at the WARC as part of the on-site recycling programs. No change to HWMP.
County Solid Waste Staff	<u>Batteries</u> to HazoHouse We are seeing more products manufactured with embedded batteries (electric toothbrush, vape, etc.). Can we make it clear that these products are accepted at HazoHouse? Can we include a recommendation to accept medical devices with embedded batteries (e.g., continuous glucose monitors) at HazoHouse as a matter of convenience and equity?	Products with embedded batteries are not currently accepted at the HazoHouse. In 2023, the State passed the Battery Product Stewardship Law that requires Ecology to implement a producer participation product stewardship program to handle products with portable and medium format batteries. A description of this new law is included in Chapter 1 Introduction and Background Section 1.10.2 Washington State Regulations. Consumer products with embedded batteries, when disposed by a homeowner, are considered a universal waste and are approved for disposal with solid waste. If a consumer product has a non-removable battery and contains other danger

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
		waste, such as a nicotine vape device, the product is required to be managed as a dangerous waste. There is currently no outlet for embedded battery products collected via the HazoHouse. These should continue to be handled in the municipal solid waste stream as universal waste until Ecology has finalized its battery producer program. Medical waste and medical devices are included in the Thurston County Solid Waste Management Plan. Medical Waste is not part of this HWMP. No change to HWMP.
County Solid Waste Staff	<u>Metrics at HazoHouse</u>: I did not see a mention of participant metrics collected by HazoHouse staff. Maybe it's implied in the following recommendation, but it should be made clear. "Data Collection 1 – Continue to collect participation data at the HazoHouse (and future facilities) and in programs to engage the community, increase equitable participation in MRW management and disposal, and improve programs." Page 70.	Collection metrics are completed at the HazoHouse through a number of methods. Ecology requires reporting, on an annual basis, of specific materials metrics and customers served for both household and SQGs and the County reports those as required. No change to HWMP.
County Solid Waste Staff	Table 4-1 "The Hazardous Household Substances List developed by Ecology is shown in Table 4-1. If generated in a residence, <i>these products become HHW when discarded.</i>" Should all of these things be accepted at HazoHouse? It seems strange to point out that these things are hazardous, yet we don't accept them all.	Table 4-1 Household Hazardous Waste Substance List was generated by Ecology as part of the Hazardous Waste Management Plan Guidelines and is a placeholder for programs to utilize as reference to note that when they are discarded, they become HHW. Section 4.2.1 describes this requirement. Not all items should be, or will be, accepted through HazoHouse as there are other programs and options available for proper management and disposal of HHW substances. Section 1.1 of the HWMP also addresses this issue in accordance with RCW 70A.300 and the regulatory requirements.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
		No change to HWMP.
County Solid Waste Staff	Pg 69: "TC reported 45,000 customers utilized HazoHouse." How do we know this? Is that residential only. We don't know where in the county our customers live because residential customers do not fill out any intake documents.	See response above. No change to HWMP.
County Solid Waste Staff	Table 6-1 (Pg 75) Programs 2 and 3: - How are cities coordinating with the county to do this? - Do cities meet with HazoHouse to learn more about this program, materials received, issues/suggestions from staff?	Coordination between City and County staff would be at the discretion of both municipalities. Cities and the County have various avenues to advocate for policy actions and implementation of strategic education and outreach activities. No change to HWMP.
County Solid Waste Staff	Pg 77: Is it the EH or PW director? "For the latter, individuals or organizations wishing to propose HWMP amendments before the scheduled review must petition the PHSS Environmental Health Director in writing. The petition should describe the proposed amendment and its specific objectives and should explain why immediate action is needed prior to the next scheduled review. The Public Works Director will investigate the basis for the petition and prepare a recommendation. If the Environmental Health Director determines that the petition warrants further consideration, the petition will..."	Concur with comment. Section 6.6 Procedures for Amending the HWMP to be modified to remove Public Works Director and replace with Environmental Health Director.
County Solid Waste Staff	<u>Observations from surveys:</u> Most respondents used HazoHouse multiple times each year, far more than the average mentioned of 1x/7.4 years on Page 69.	Comments acknowledged. No change to HWMP.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
	2. Most respondents live in Olympia and Lacey - areas that are most urban and closest to HazoHouse. Rural residents likely have more hhw, but are visiting HazoHouse less... so what are they doing with their materials? It seems like they may not be disposed of properly. 3. WasteMobile ended because of extended HazoHouse hours, but it doesn't seem to be replacing the need in rural areas. Rural residents seem to still be participating less than residents in more populated areas.	
SWAC (December)	Section 1.2 Unclear where this quote is from and what it is. Please clarify. Please summarize the required plan "elements" here or refer to 1.6. Explain what process led to and who established the mission and goals.	Mission statement moved to appropriate place under description. Added reference to required plan elements (Chapter 1.6) and a note about the decision process for confirming the mission statement.
SWAC (December)	Section 1.6 Repeated from 1.2. It probably fits better here.	Statement removed from Section 1.2
SWAC (December)	Section 1.10.1 Please add at the end: "Universal Waste does not include HHW."	Concur with comment. Per EPA guidelines, households are exempt from the hazardous waste standards under the household hazardous waste exclusion and therefore, are not affected by the universal waste regulations. Facilities with conditionally exempt small quantity generator status are also not affected by the universal waste regulations. Sentence added in section 1.10.1
SWAC (December)	Section 3.3.1 Please insert a map showing a 15 mile radius from HazoHouse	While it could be a visual additional to the survey results, including a map with a 15 mile radius of the survey results may be misconstrued in the report. The survey results suggest a level of service but not a regulatory requirement. <i>"The EPA suggests that a transfer station should be no more than 10 miles from the end of all collection routes. A general rule of thumb is that a transfer station is likely to be cost effective if the disposal site is more than 35 miles away from the community."</i>

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
		No change to HWMP.
SWAC (December)	Chapter 4 Not quite accurate. Please rephrase along these lines. "Washington State and federal law does not regulate HHW and only regulates CESQG waste if improperly managed." The quantity is only one of a number of conditions that a CESQG must meet to be exempt from HW law. The quantity of HHW is irrelevant, it is unconditionally exempt	Removed "due to their relatively small quantities" to reduce confusion. Intent of paragraph is to describe WA law, not federal law.
SWAC (December)	Section 4.3.1 Please add: "CESQG generators are not required to register with Dept. of Ecology but are numerous throughout Thurston County." Perhaps public health has a numerical estimate??	This section speaks to Dangerous Waste Generators (large-quantity generators), not CESQG generators and that addition would be out of place. No change to HWMP.
SWAC (December)	Section 4.3.1 please insert: "where a dangerous waste facility could be located"	Added language requested.
SWAC (December)	Section 4.3.2 This text is not an "inventory", it is boilerplate about disposal. How many households are there in Thurston County? and how many registered businesses? Public Health may be able to provide more specifics or examples target CESQGs stats to put some context and substance to this section.	Added household count and number of registered businesses to section 4.3.2 according to US Census Bureau. PHSS concurred that there is no data available for total number of CESQGs and was not able to provide additional stats on CESQGs. PHSS reached out to Dept of Commerce for more information on registered businesses but did not receive a response.
SWAC (December)	Section 4.4.5 Please add some quantitative performance data to this section.	Received additional information from PHSS and added quantitative performance data to section 4.4.5.
SWAC (December)	Section 5.3.1 Please summarize budgets for expenses and funding sources for public health MRW related functions.	Requested financial information from PHSS; limited information was available for expenses/funding sources. Additional information and language added in Sections 5.3.1, 5.3.2, including used oil recycling financial information.
SWAC (December)	Section 6.1 Actually Section 4.4.2	Concur with comment. Edited reference.
SWAC (December)	Section 6.1	Changed HHW collection to MRW collection to include CESQG disposal.

Thurston County HWMP Response to Comments – 2024		
Commenter	Comment Received	Response
	Mention here that this also equally applies to the need for CESQG disposal for S. County	
SWAC (December)	Section 6.1 Suggested addition here: Public Works and Public Health staff could learn from and collaborate with sister local jurisdictions by participating in Ecology MRW coordinator meetings as well as MRW safety and technical trainings and meetings offered by the Northwest Chapter of the North American Hazardous Materials Management Association (NAHMMA). Program 6: Public Works and Public Health MRW staff participate in Ecology and NW NAHMMA events and trainings.	Added suggested language to body and incorporated consideration of additional training opportunities within Program 5.
SWAC (December)	Appendix C I suggest that these two action items be brought forward to the 2024 MRW Plan (re: SBCE-2 Reassessment of Small Business Collection Needs and SBCE-3 Program Revisions to Address Small Business Collection Needs)	These two previous recommendations are meant to assess/address equity in and barriers to SGQ business participation – this is addressed in Section 6.1 strategy Data Collection 1. Added “and businesses” to further clarify benefit ongoing survey and participation data collection.
SWAC (December)	Figure 2.6 “Household Hazardous Waste” should read “MRW” in figure	Concur with comment. Chart updated to “MRW”.
SWAC (Follow-up to Dec presentation)	The 2014 MRW plan calls for exploring that exact possible unmet local need for these businesses. However, those recommended actions were not implemented. That is why, as the SWAC business representative, I think we need to retain those two recommendations in the updated MRW plan for Thurston County and make sure that they are implemented.	Comment acknowledged. Businesses are currently contacted and educated through the Business Pollution Prevention Program which was not in effect for the previous MRW Plan. No change to Plan.
County Staff (Follow-up to Dec presentation)	Section 6.1 Upon investigation we discovered that in mid-2018 a trip laser counter was installed in the HazoHouse to measure customers. Unfortunately, any movement across the laser was counted and our customer counts were overreported. These values were then distributed to Dept. of Ecology.	Comment acknowledged. Change made to Plan in Section 6.1 and Table 4-2.



Appendix E. SEPA Checklist

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COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

3000 Pacific Ave SE, Olympia, WA 98501

TTY/TDD call 711 or 1-800-833-6388

Website: ThurstonCPED.org

Creating Solutions for Our Future

Ashley Arai, Director

SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Date of Issuance: May 15, 2025

Proponent/Lead Agency Thurston County Public Health and Social Services, 2000 Lakeridge Drive SW, Olympia, WA 98502
Contact: Kimberly Graham, (360) 867-2586,
Kimberly.Graham@co.thurston.wa.us

Description of Proposal Thurston County is required by Washington State law to maintain a hazardous waste management plan in a “current and applicable condition”, and has prepared an updated plan. In addition to updating discussion of current facilities and programs, the new proposed hazardous waste management plan contains a number of recommendations. Most represent refinements to existing policies and programs based on reducing or eliminating exposures to hazardous materials through efficient, reliable, and affordable hazardous waste collection, prevention, and policy services.

Project No. 2025101734

SEPA Folder No. XA 25 105422

Location of Proposal Thurston County

Threshold Determination The lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public by visiting <https://www.thurstoncountywa.gov/departments/public-health-and-social-services/environmental-health/business-pollution-prevention>.

Responsible Official Ashley Arai, Director

Date of Issuance: May 15, 2025

Comment Deadline: May 29, 2025

Appeal Deadline: June 5, 2025



Derek Day, Community Planning Manager
(for) Ashley Arai, CPED Director

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue or until the appeal period has passed, if applicable. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired, and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified DNS will be issued. Otherwise, this DNS will become final after the expiration of the comment deadline and appeal period, if applicable.

Appeals

Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee is received by the Thurston County Community Planning and Economic Development Department within seven (7) calendar days of the last day of the comment period on the threshold determination and; (2) the person filing the appeal is an aggrieved party and submitted written comments prior to the comment deadline, per the requirements of TCC 17.09.160(B).

NOTE: The issuance of this Determination of Nonsignificance does not constitute project approval. The applicant must comply with all necessary approvals prior to implementation of the plan.



Community Planning & Economic Development

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STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact. Find form details and instructions for completing each section on [Department of Ecology’s SEPA website](#). Instructions for each section are linked below.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Thurston County Hazardous Waste
Management Plan

2. Name of applicant:

Thurston County

3. Address and phone number of applicant and contact person:

Kimberly Graham, Environmental Health Division, 360-867-2586, 2000 Lakeridge Dr SW

4. Date checklist prepared:

4/30/2025

5. Agency requesting checklist:

Thurston County

6. Proposed timing or schedule (including phasing, if applicable):

This checklist is submitted for a non-project proposal intended to update the Thurston County long range plan for hazardous waste management. The proposed Thurston County Hazardous Waste Management Plan is undergoing public review and comment. A final copy of the Hazardous Waste Management Plan is anticipated to be approved by all cities and towns in Thurston County, the Thurston County Board of Commissioners, and the Washington State Department of Ecology (Ecology) in 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Ecology's guidelines (Guidelines for Developing and Updating Local Hazardous Waste Management Plans) require hazardous waste management plans to be reviewed, and if necessary, updated periodically.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Does not apply.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, this SEPA checklist is intended to address only programs and activities specifically recommended in the Thurston County Hazardous Waste Management Plan. Any new private or public facilities will need to complete a separate SEPA review process as appropriate.

* * * * OFFICIAL USE ONLY * * * *

Folder Sequence # 2025 105422 000 00 XA

Project # XA 25 105422

Related Cases: Click or tap here to enter text.

Date Received: Click or tap to enter a date.

By: Click or tap here to enter text.

* * * * OFFICIAL USE ONLY * * * *

10. List any government approvals or permits that will be needed for your proposal, if known.

State Law (RCW 70A.300) and guidelines issued by Ecology require a public review period for this plan for a minimum of 30 days and require Ecology to examine and comment on the preliminary draft of the plan. The Thurston County Board of Commissioners and the cities and towns must also adopt the final draft of the plan. After adoption by the County and cities and towns, Ecology must approve the plan before it becomes effective.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Thurston County is required by Washington State law to maintain a hazardous waste management plan in a "current and applicable condition." The existing Hazardous Waste Management Plan was completed in 2014 and is outdated in several areas. In addition to updating discussion of current facilities and programs, the new proposed hazardous waste management plan contains a number of recommendations. Most of these recommendations represent refinements to existing policies and programs based on reducing or eliminating exposures to hazardous materials through efficient, reliable, and affordable hazardous waste collection, prevention, and policy services. The recommendations proposed in the Thurston County Hazardous Waste Management Plan can be found in Chapter 6 Strategy Analysis and Implementation Plan.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Thurston County Hazardous Waste Management Plan addresses activities and programs that occur throughout Thurston County.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL ELEMENTS

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: (check one):

- ☒ Flat
- ☒ Rolling
- ☒ Hilly
- ☒ Steep Slopes
- ☒ Mountainous

☐ Other: All. The facilities and programs addressed by Thurston County Hazardous Waste Management Plan recommendations are inclusive of the entire County and include all of the above.

b. What is the steepest slope on the site (approximate percent slope)?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No significant emissions are anticipated as a result of the recommendations made by this Hazardous Waste Management Plan.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Examples: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒deciduous tree: alder, maple, aspen, other
- ☒evergreen tree: fir, cedar, pine, other
- ☒shrubs
- ☒grass
- ☒pasture
- ☒crop or grain
- ☒Orchards, vineyards or other permanent crops.
- ☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒water plants: water lily, eelgrass, milfoil, other
- ☐other types of vegetation: Click or tap here to enter text.

b. What kind and amount of vegetation will be removed or altered?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

c. List threatened and endangered species known to be on or near the site.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

e. List all noxious weeds and invasive species known to be on or near the site.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: ☒ hawk, ☒ heron, ☒ eagle, ☒ songbirds, ☐ other: Click or tap here to enter text.

mammals: ☒ deer, ☒ bear, ☒ elk, ☒ beaver, ☐ other: Click or tap here to enter text.

fish: ☒ bass, ☒ salmon, ☒ trout, ☒ herring, ☒ shellfish, ☐ other: Click or tap here to enter text.

b. List any threatened and endangered species known to be on or near the site.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

c. Is the site part of a migration route? If so, explain.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- d. Proposed measures to preserve or enhance wildlife, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- e. List any invasive animal species known to be on or near the site.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Several of the activities recommended in the Hazardous Waste Management Plan will require small additional amount of electrical power to support ongoing, everyday activities.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No, although the Hazardous Waste Management Plan discusses the Thurston County HazoHouse Facility, increased education and outreach for this facility, small quantity generator waste, business pollution prevention, and enforcement, these activities should help prevent environmental health risks in the future.

- 1) Describe any known or possible contamination at the site from present or past uses.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 4) Describe special emergency services that might be required.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 3) Proposed measures to reduce or control noise impacts, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- c. Describe any structures on the site.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- d. Will any structures be demolished? If so, what?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- e. What is the current zoning classification of the site?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- f. What is the current comprehensive plan designation of the site?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- g. If applicable, what is the current shoreline master program designation of the site?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- i. Approximately how many people would reside or work in the completed project?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- j. Approximately how many people would the completed project displace?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Does not apply.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does not apply.

- c. Proposed measures to reduce or control housing impacts, if any:

Does not apply.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply.

- b. What views in the immediate vicinity would be altered or obstructed?

Does not apply.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Does not apply.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- c. What existing off-site sources of light or glare may affect your proposal?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

13. Historic and Cultural Preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- g. Proposed measures to reduce or control transportation impacts, if any:

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Does not apply.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

16. Utilities [\[help\]](#)

- a. Check utilities currently available at the site:

☐electricity ☐natural gas ☐water ☐refuse service ☐telephone ☐sanitary sewer ☐septic system

Other: Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general

construction activities on the site or in the immediate vicinity which might be needed.

Does not apply; there is no specific site being addressed by this Hazardous Waste Management Plan.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Kimberly Graham

Position and Agency/Organization: Hazardous Waste Specialist III, Environmental Health Division

Date Submitted: 4 / 3 0 / 2 0 2 5

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Hazardous Waste Management Plan proposes programs and facilities for secure handling of toxic and hazardous substances. The Hazardous Waste Management Plan is expected to assist in decreasing impacts and discharges to water and air through facilities, education and outreach and enforcement actions. No substantial increases or decreases in noise levels are expected as a result of the Hazardous Waste Management Plan recommendations.

Proposed measures to avoid or reduce such increases are:

Does not apply.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No significant impacts to plant, animal, fish, or marine life are expected.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Proper management/disposal of HHW may have positive impacts on plant, animal, and marine health.

3. How would the proposal be likely to deplete energy or natural resources?

Does not apply.

Proposed measures to protect or conserve energy and natural resources are:

A small amount of energy and materials will be needed to implement the recommendations in the Hazardous Waste Management Plan, but this is expected to be more than offset by the energy and resources conserved as a result of increased hazardous waste prevention and recycling recommended by the Hazardous Waste Management Plan.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No substantial impacts, either positive or negative, to environmentally sensitive or other protected areas are expected to result from the recommendations in the Hazardous Waste Management Plan.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Does not apply.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No substantial impacts, either positive or negative, to land and shoreline use are expected to result from recommendations in this Hazardous Waste Management Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Does not apply.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No substantial impacts, either positive or negative, to demand on transportation or public services and utilities are expected to result from recommendation in this Hazardous Waste Management Plan.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Thurston County Hazardous Waste Management Plan was prepared in response to State requirements for proper management of hazardous waste. This Hazardous Waste Management Plan is intended to comply with all applicable local, state, and federal laws and requirements regarding protection of the environment.



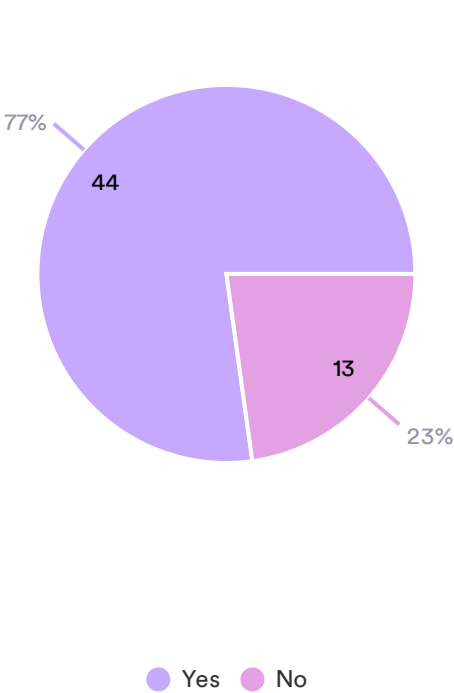
Appendix F. Detailed Survey Results

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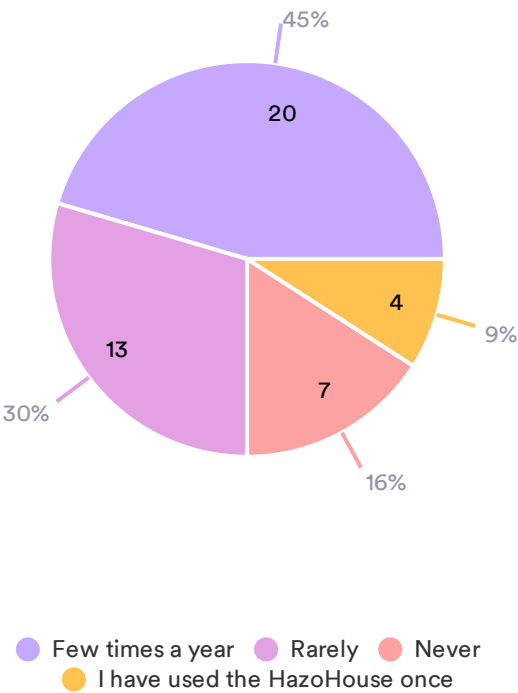
Hazardous Waste Management Plan

Hazardous Waste Management Plan

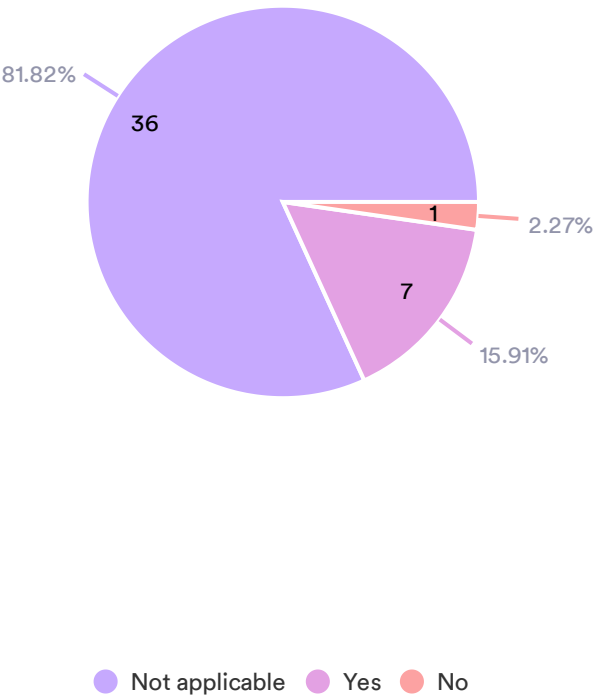
Are you aware that Thurston County has a HazoHouse that accepts household hazardous waste and small quantity business waste?



How often do you utilize the free drop-off services for household hazardous waste recycling and disposal offered by the HazoHouse?

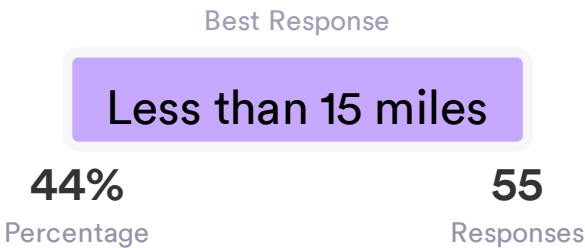


Do you feel the fees charged to businesses at the HazoHouse are reasonable?



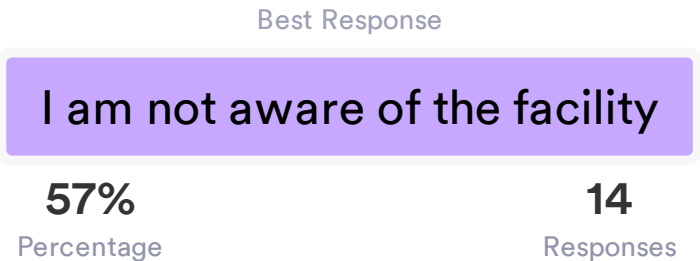
Hazardous Waste Management Plan

How many miles do you travel to access the HazoHouse or the Waste and Recovery Center (WARC)?



Data	Response	%
Less than 15 miles	24	44%
I do not travel to the facility	12	22%
Less than 5 miles	11	20%
More than 15 miles	8	15%
Less than a mile	0	0%

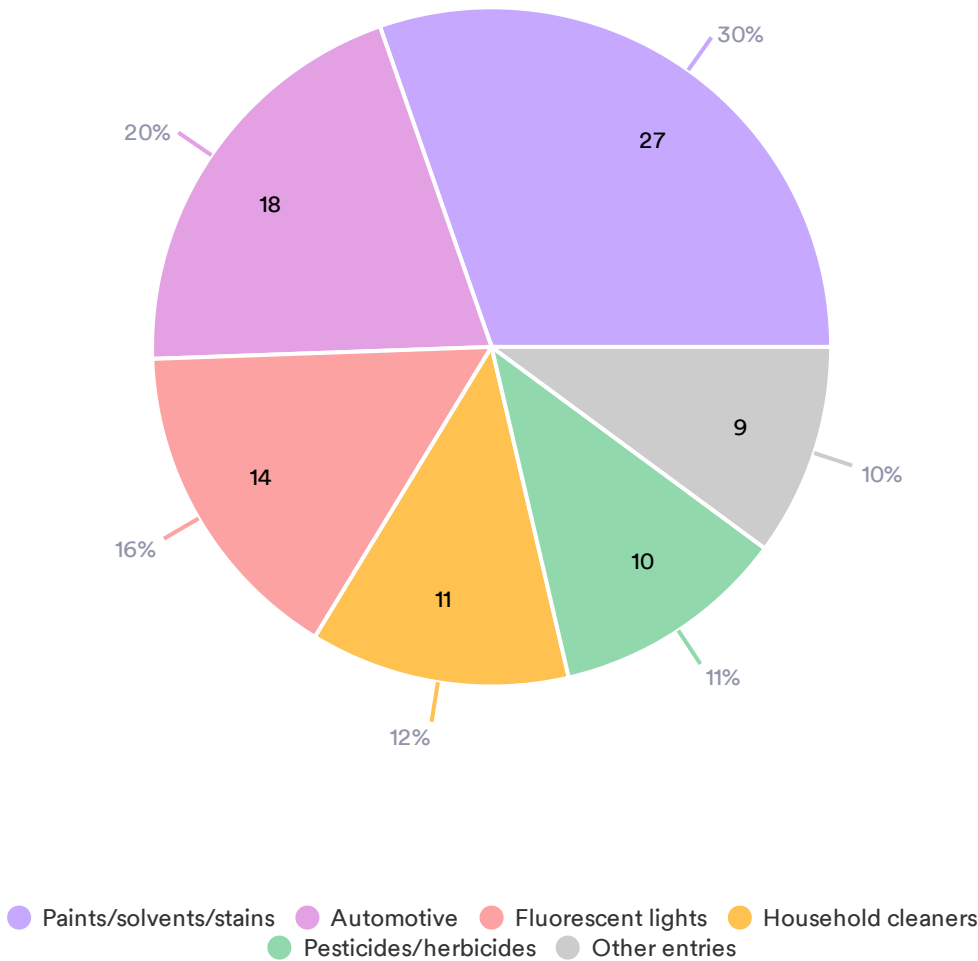
If you do not travel to the facility: Why not?



Data	Response	%
I am not aware of the facility	8	57%
I do not have a reason to visit the...	4	29%
The facility is too far from my ho...	1	7%
used HazoHouse for years but st...	1	7%
The facility is inconveniently loc...	0	0%
I do not have a vehicle	0	0%

Hazardous Waste Management Plan

What materials have you taken to the HazoHouse? (Select all that apply)



How convenient is household hazardous waste recycling and disposal for you on a scale from 1–5? (1 indicates "very inconvenient" and 5 indicates "very convenient")

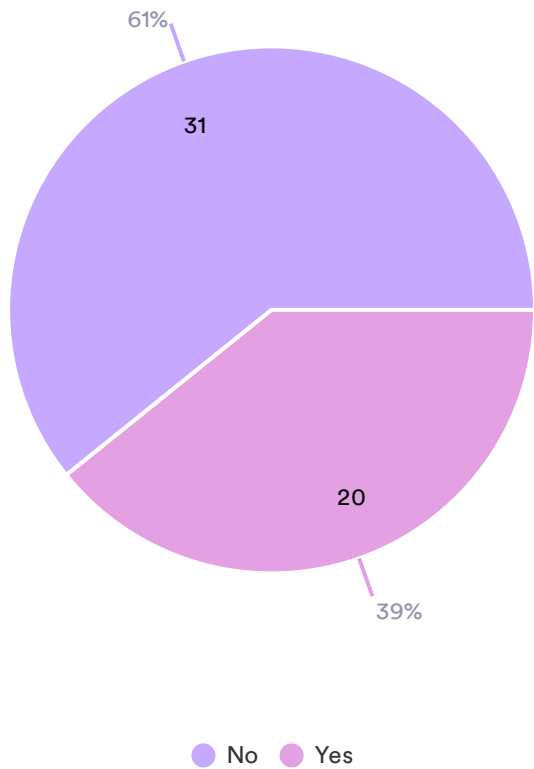


Why do you find it inconvenient?

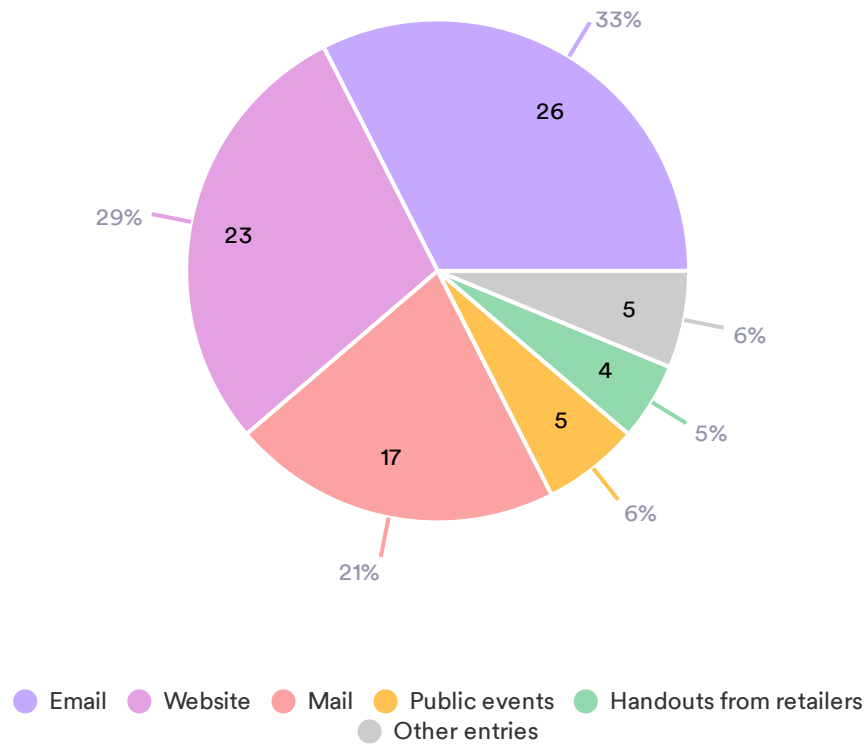
Data	Responses
Travel. Takes time and I don't know how to sort my stuff out	1
Not close to residence	1
There's only one place to drop and it's a 30 minute drive from Olympia.	1

Hazardous Waste Management Plan

Have you ever used the County website to determine the best method for disposal/recycling of hazardous materials?

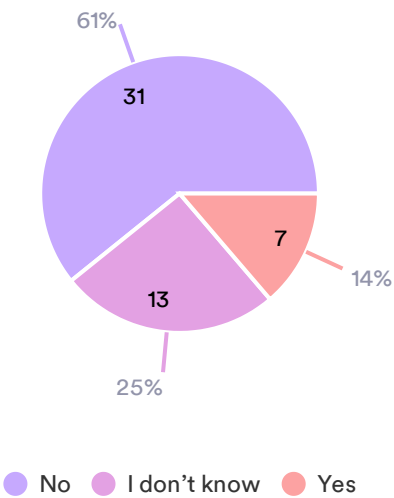


How would you prefer to receive educational materials about the HazoHouse facility and other programs?

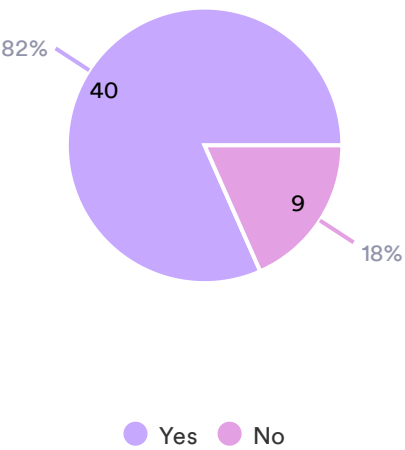


Hazardous Waste Management Plan

Have you ever utilized a hazardous waste reuse program?



Would you use a reuse program if implemented at the HazoHouse?

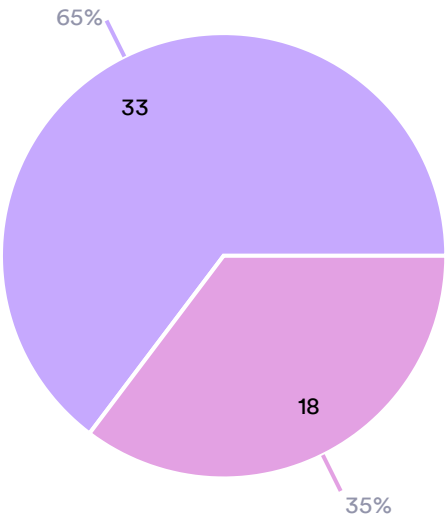


Where did you utilize a hazardous waste reuse program?

Data	Responses
Paint	1
Pierce Co	1
Seattle - Building Management coordinated with office staff	1
Illinois, Virginia	1
HazoHouse	1
Seattle	1
fertilizer	1

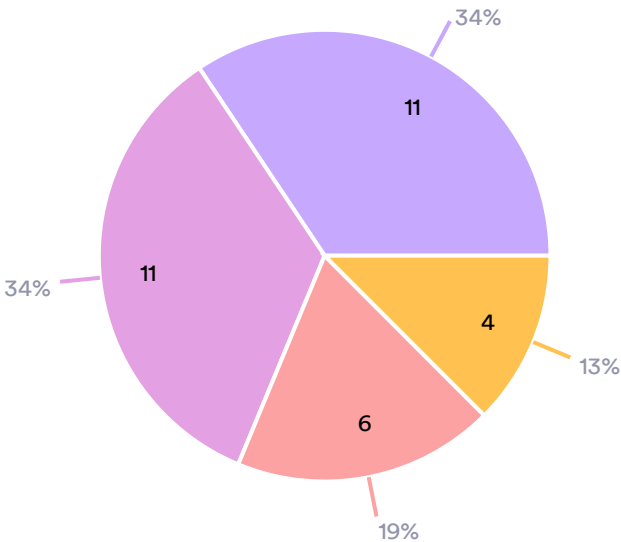
Hazardous Waste Management Plan

Have you ever participated in specific take-back programs for electronics (E-Cycle), paint (Paint Care), battery, and/or mercury lights (Light Recycle)?



Data	Response	%
No	33	65%
Yes	18	35%

Which program(s) have you participated in?



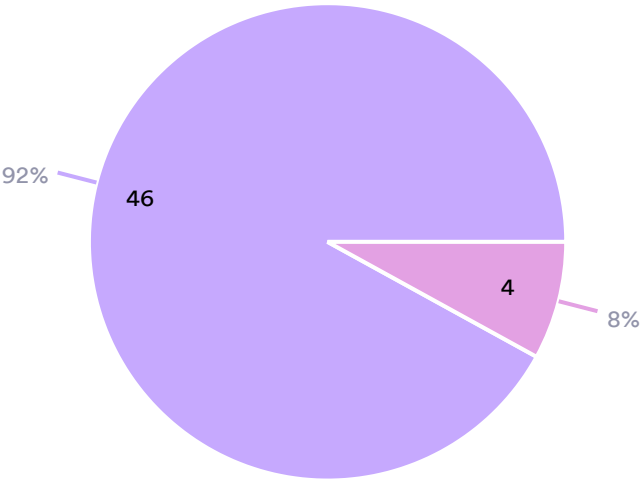
E-Cycle Battery Paint Care Light Recycle

Which program(s) have you participated in?

Data	Responses
Mercury lights	1
E-Cycle, I believe. It was in Seattle.	1

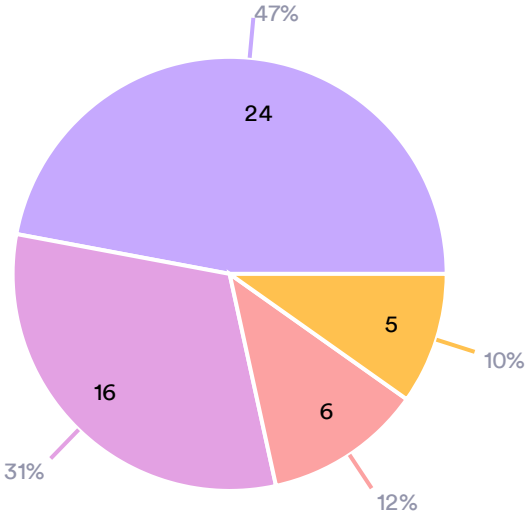
Hazardous Waste Management Plan

Are you aware that the County has a Business Pollution Prevention Program?



Data	Response	%
No	46	92%
Yes	4	8%

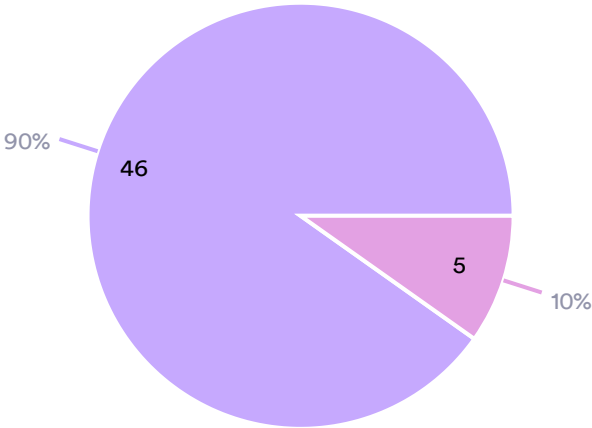
Does your place of work have a clear protocol in place for managing hazardous products (for example, exposure, safe handling, or spills)?



Data	Response	%
Not applicable	24	47%
Yes	16	31%
Unsure	6	12%
No	5	10%

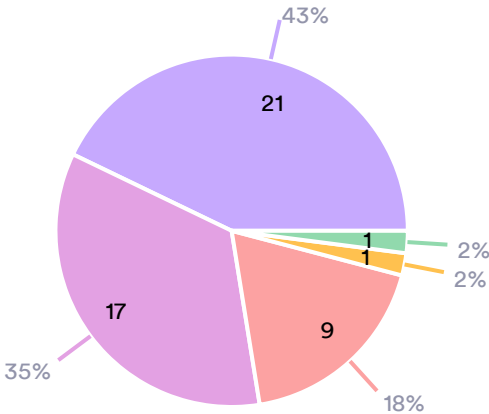
Hazardous Waste Management Plan

Do you read warning labels on household hazardous products?



Data	Response	%
Yes	46	90%
No	5	10%

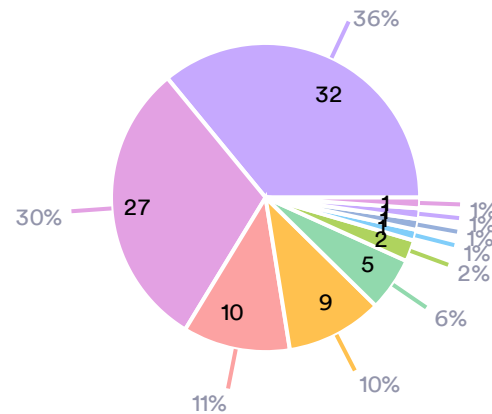
What is your primary motivation for selecting cleaning and other household products?



Data	Response	%
Effectiveness	21	43%
Less toxic ingredients	17	35%
Cost	9	18%
Smell	1	2%
Convenient. if I see the skull a...	1	2%
Brand loyalty	0	0%

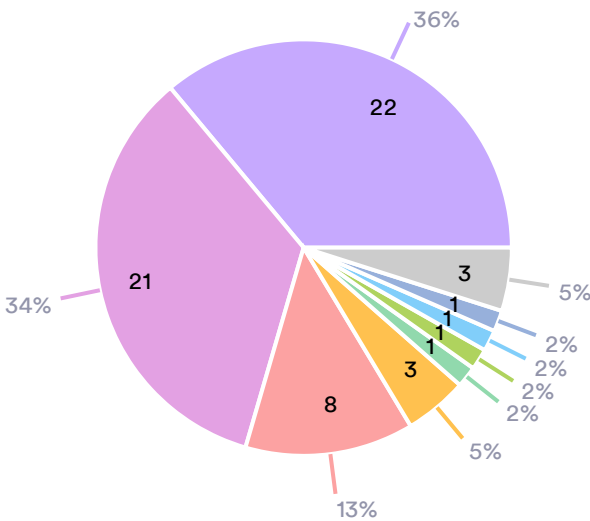
Hazardous Waste Management Plan

Where do you store household hazardous products?



Data	Response	%
In the garage	32	36%
Under the sink	27	30%
A garden shed	10	11%
In an unlocked cabinet	9	10%
In a locked cabinet	5	6%
In a secondary container	2	2%
Bathroom	1	1%
Shop, barn	1	1%
Basement	1	1%
On a high shelf in the laundry ...	1	1%
Attic	0	0%

How do you manage unwanted, unused chemicals?



Data	Response	%
Take them to HazoHouse	22	36%
Keep them stored	21	34%
Throw them in the garbage	8	13%
Throw them in the recycling	3	5%
Take to a recycling center	1	2%
Pour em in to the gravel	1	2%
Doesn't have unwanted produ...	1	2%
Garbage dump (lemay)	1	2%
Other entries	3	5%

Hazardous Waste Management Plan

What can the County do to improve household hazardous waste disposal and recycling service?

Data	Responses
We need Styrofoam recycling!	1
Make information more accessible	1
Increase awareness	1
My girlfriend used to take care of that	1
Have other remote drop off areas in the county. The hawks prairie location isn't convenient for all and the traffic in that area is awful. It prevents me from going there more often.	1
County is doing a good job	1
???	1
Increase information exposure of what services are available and what products can be taken to the hazohouse and/or recycled.	1
Other entries	12

Hazardous Waste Management Plan

What is your zip code?

Data	Responses
98506	11
98503	8
98501	7
98502	5
98589	4
98513	4
98516	2
98512	2
Other entries	5

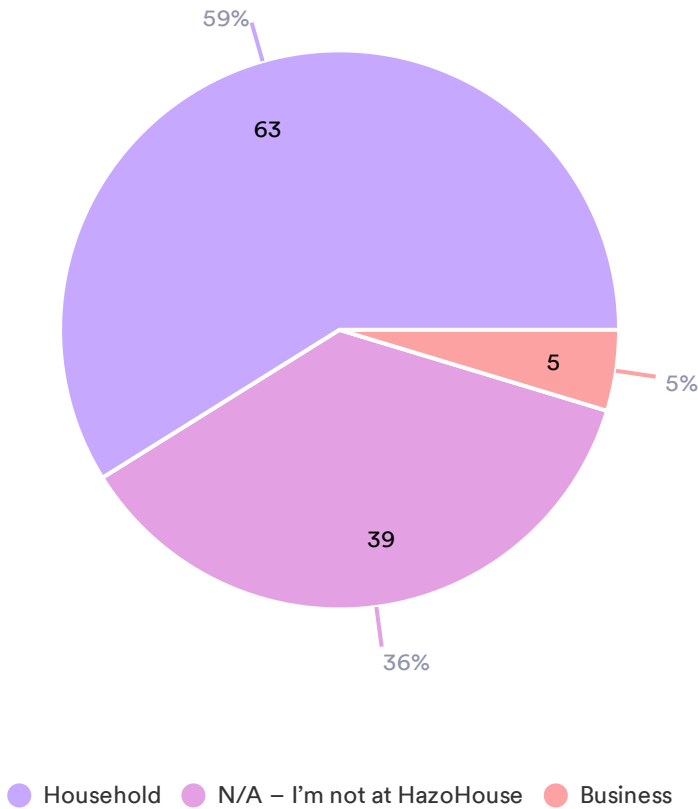
What is your city of residence?

Data	Responses
Olympia	24
Lacey	10
Tenino	4
Thurston co	1
Roy	1
Edgewood	1
olympia	1
Seattle	1
Other entries	4

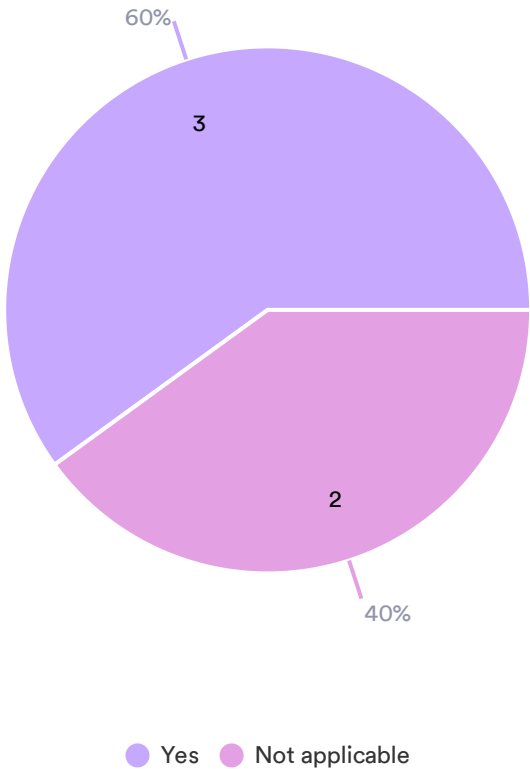
On-Site Hazardous Waste Management Plan

On-Site Hazardous Waste Management Plan

Are you here on behalf of a household or a business?

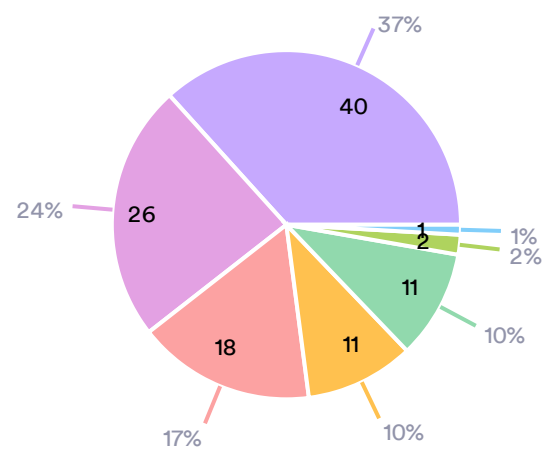


Do you feel the fees charged to businesses at the HazoHouse are reasonable?



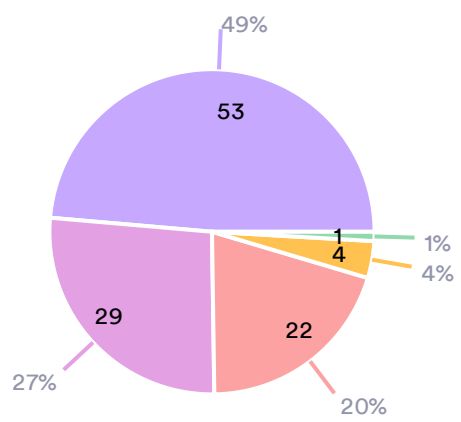
On-Site Hazardous Waste Management Plan

How often do you utilize the HazoHouse?



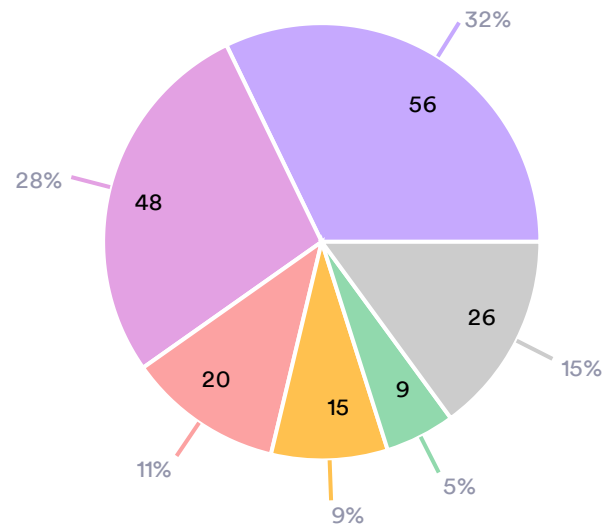
Data	Respon...	%
Few times a year	40	37%
Rarely	26	24%
One time	18	17%
Once a month	11	10%
Never	11	10%
Once a week	2	2%
Never heard of ...	1	1%

How many miles do you travel to access the HazoHouse or the Waste and Recovery Center (WARC)?



Data	Respo...	%
Less than 15 mi...	53	49%
Less than 5 miles	29	27%
More than 15 ...	22	20%
Less than a mile	4	4%
Not applicable	1	1%

What materials have you taken to the HazoHouse? (Select all that apply)



Data	Response	%
Paints/solvents/stains	56	32%
Automotive	48	28%
Household cleaners	20	11%
Fluorescent lights	15	9%
Fluorescent lights/propan...	9	5%
Other entries	26	15%

On-Site Hazardous Waste Management Plan

How convenient is household hazardous waste recycling and disposal for you on a scale from 1–5? (1 indicates "very inconvenient" and 5 indicates "very convenient")

Best Response

5

70%
Percentage

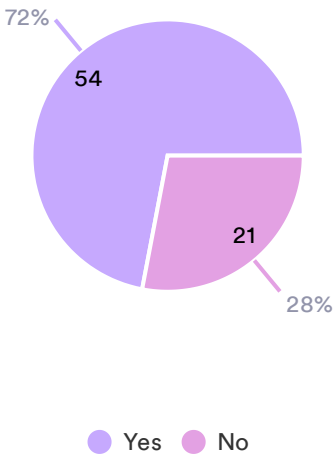
105
Responses

Data	Response	%
5	74	70%
4	18	17%
3	7	7%
2	6	6%
1	0	0%

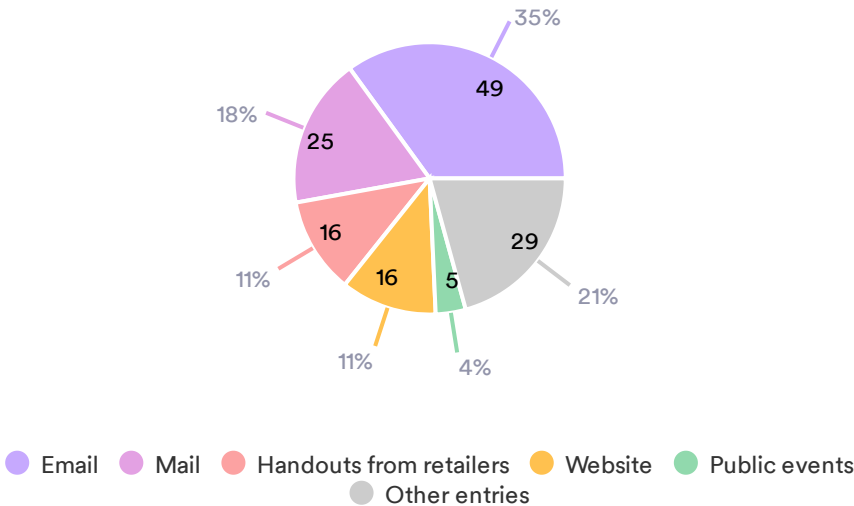
Why do you find it inconvenient?

Data	Responses
The limits on used oil make them make more trips	1
Limits are too smal Friendly ppl	1
Need one closer	1
A ten	1

Have you ever used the County website to determine the best method for disposal/recycling of hazardous materials?

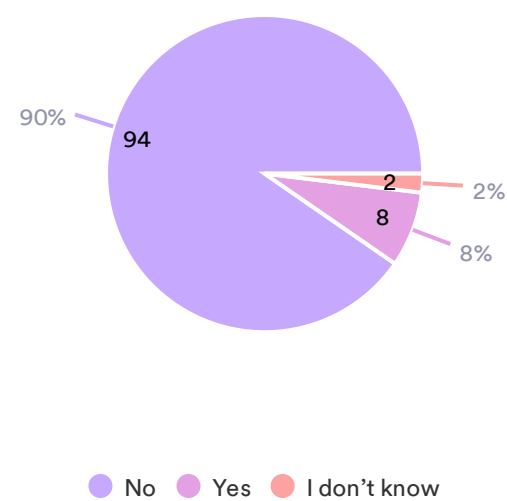


How would you prefer to receive educational materials about the HazoHouse facility and other programs?

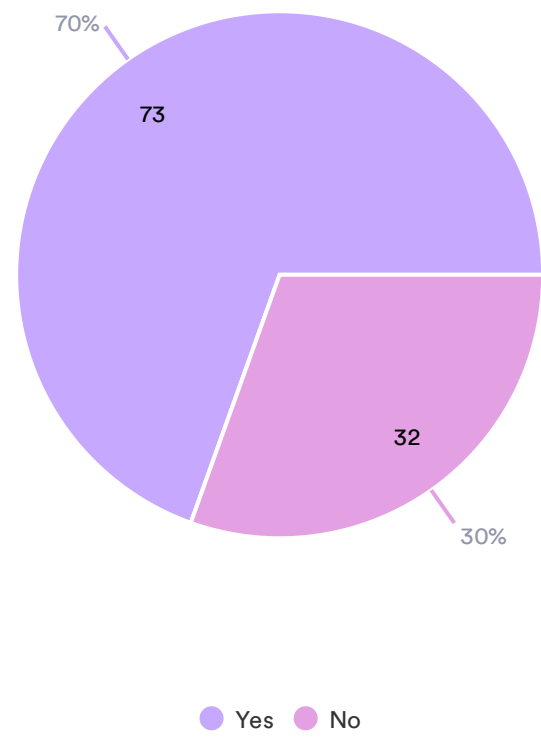


On-Site Hazardous Waste Management Plan

Have you ever utilized a hazardous waste reuse program?



Would you use a reuse program if implemented at the HazoHouse?

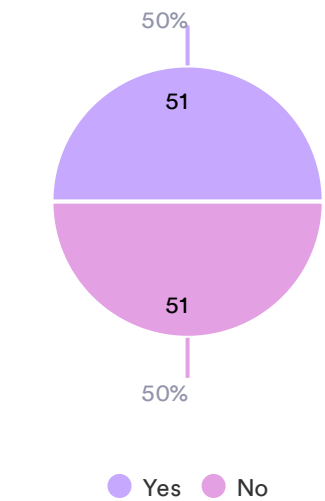


Where did you utilize a hazardous waste reuse program?

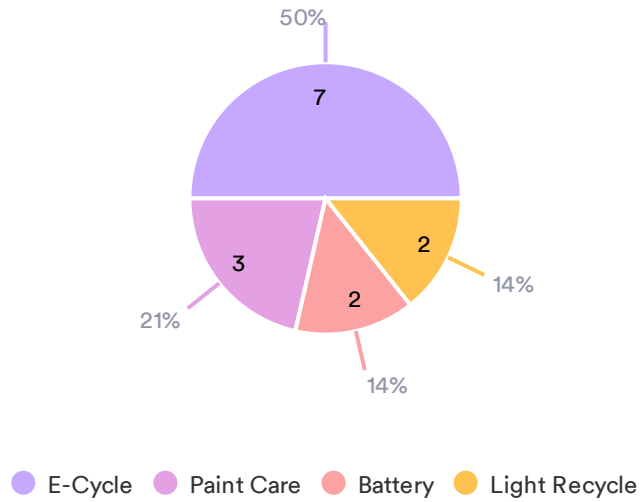
Data	Responses
Here	3
At work	1
Hazohouse	1
Auto store	1
Whatcom county	1

On-Site Hazardous Waste Management Plan

Have you ever participated in specific take-back programs for electronics (E-Cycle), paint (Paint Care), battery, and/or mercury lights (Light Recycle)?



Which program(s) have you participated in?

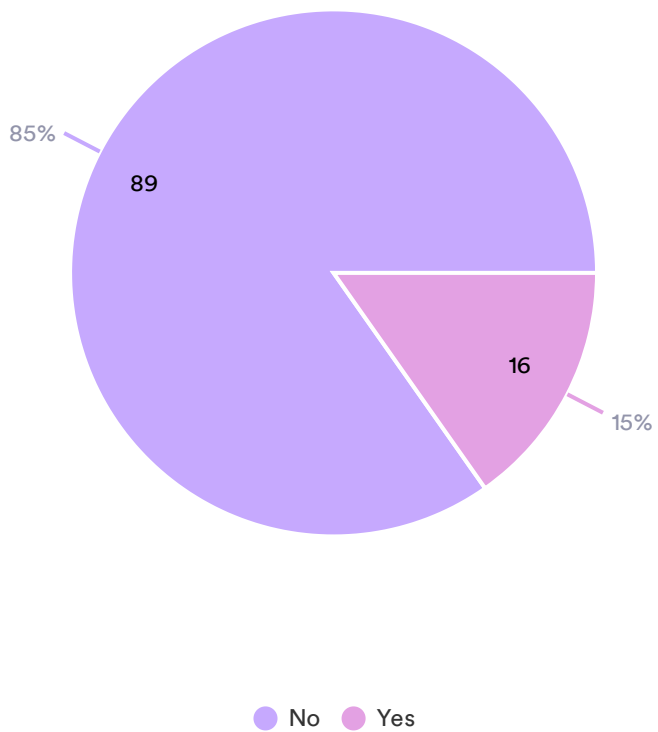


Which program(s) have you participated in?

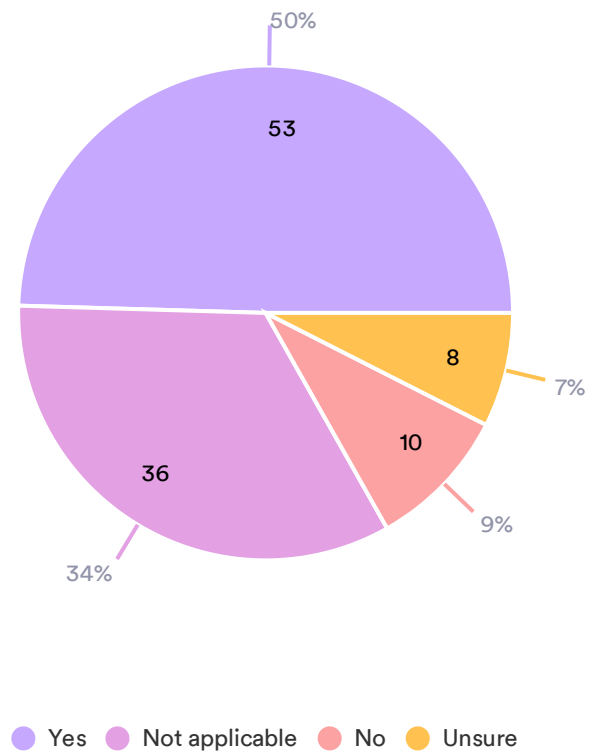
Data	Responses
E cycle	8
Electronics	8
Paint	3
All of the above	2
Battery	2
Ecycle	2
E cycle - best buy	1
Electronics - goodwill	1
Yes, battery and e cycle	1
Batteries and electronics	1
Curbside seattle	1
E cycle when it was at hazohouse	1
All of the sbove	1
Other entries	8

On-Site Hazardous Waste Management Plan

Are you aware that the County has a Business Pollution Prevention Program?

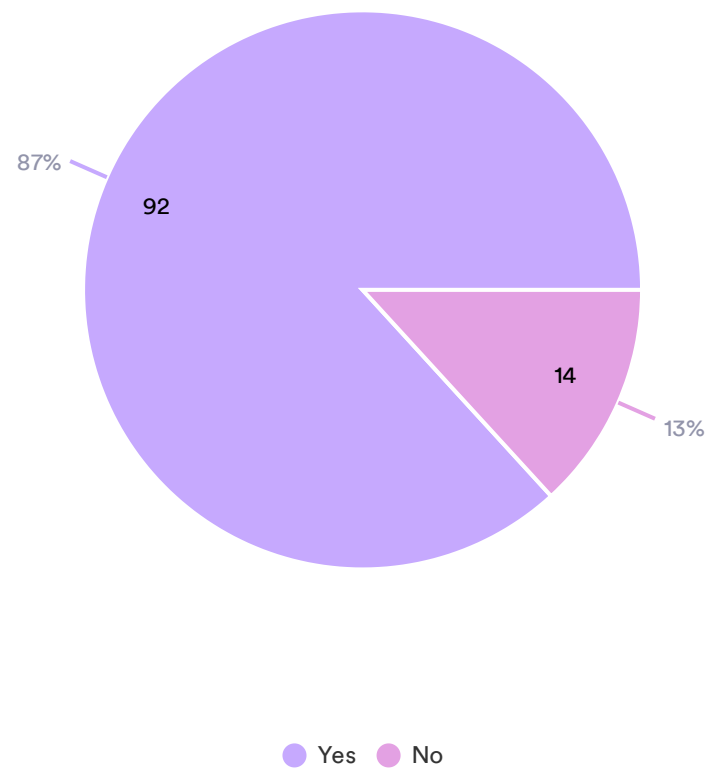


Does your place of work have a clear protocol in place for managing hazardous products (for example, exposure, safe handling, or spills)?

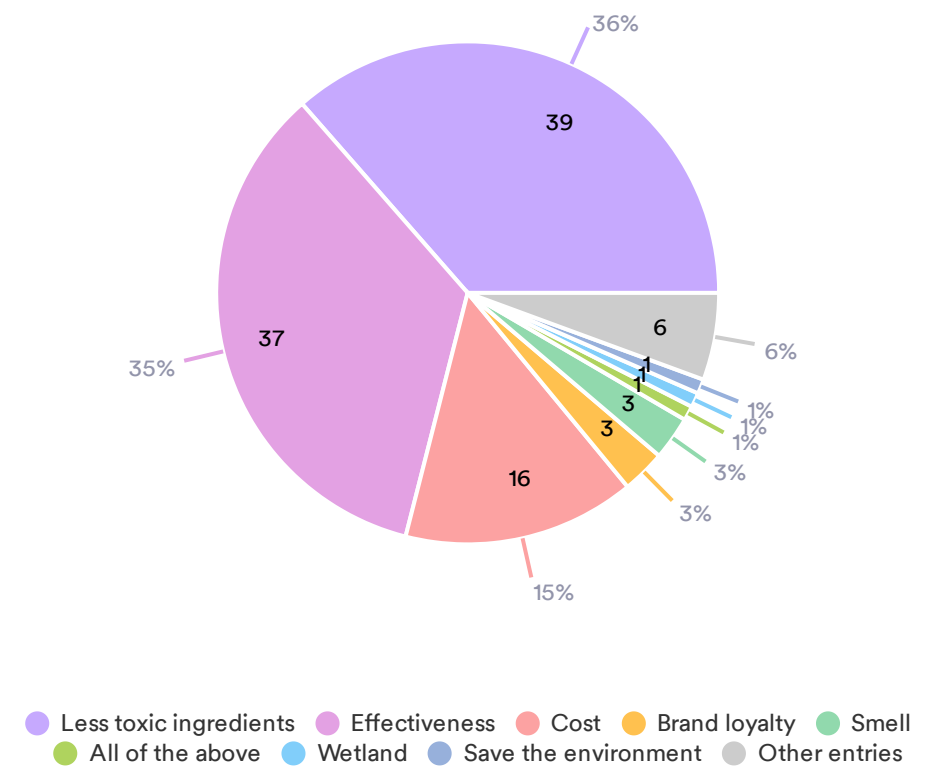


On-Site Hazardous Waste Management Plan

Do you read warning labels on household hazardous products?

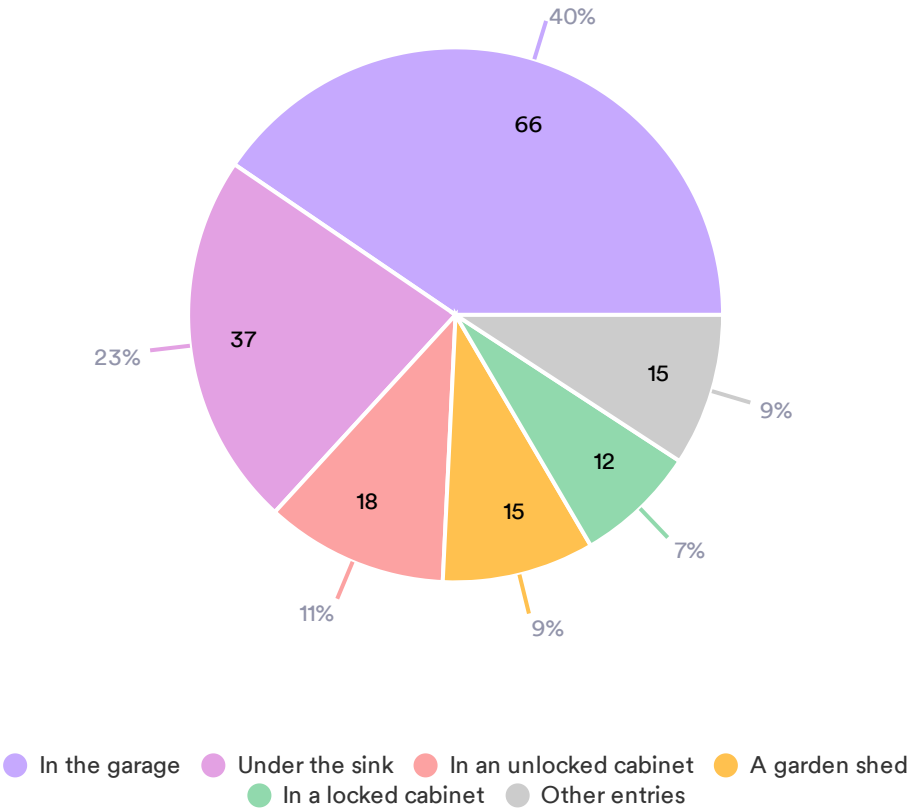


What is your primary motivation for selecting cleaning and other household products?

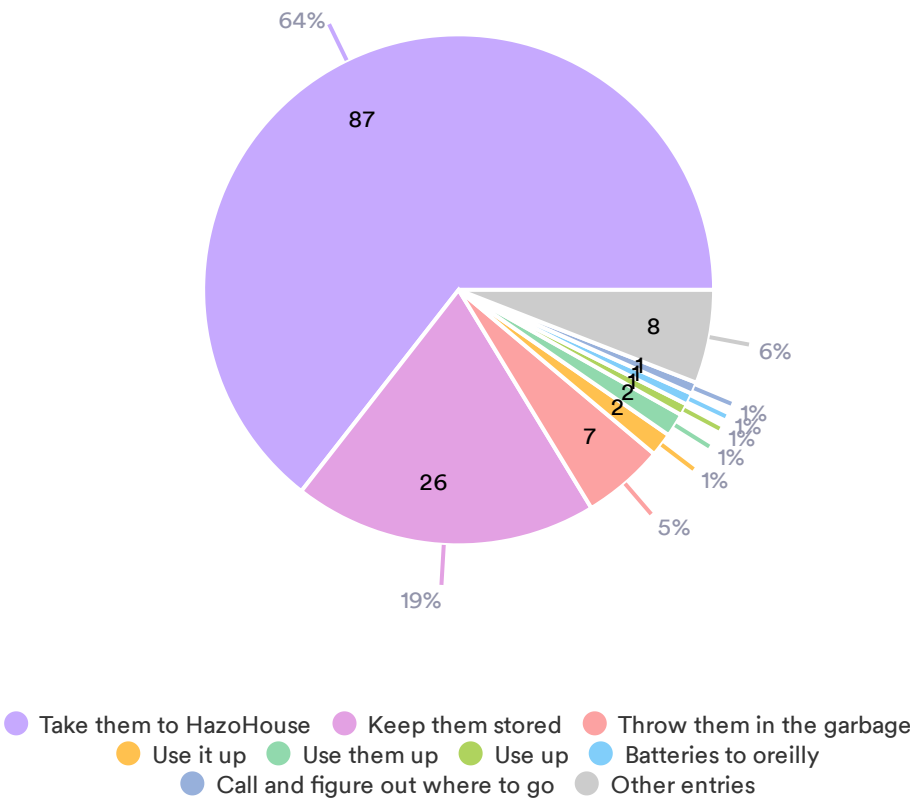


On-Site Hazardous Waste Management Plan

Where do you store household hazardous products?



How do you manage unwanted, unused chemicals?



On-Site Hazardous Waste Management Plan

What can the County do to improve household hazardous waste disposal and recycling service?

Continued

Continued

Data	Respon...
Curbside	3
More locations	2
None	2
No limits! Make it more available through the tc. More recycling locations. Make sure more people know about it.	1
Easier to recycle. No limits on used oil. Make more things safe	1
No limits	1
More info	1
Make sure everyone knows about it	1
Website is confusing. Make it clear where to take certain things.	1
Education	1
Make it bigger	1
Keep this free and accept more things	1

Data	Responses
Accept business waste for free	1
Have more locations	1
Advertise	1
Quarterly pickups at the house	1
Nope	1
Nope they are great	1
Pickup	1
Be open later and after work.	1
Once a month in the neighborhood and canvas for folks who can't get out. Mobile.	1
Styrofoam	1
Pick it up	1
Pickup at households	1
No	1

Data	Responses
Other entries	17
Could pick it up	1
Have acceptance for more items - latex paint	1
Figure out styrofoam	1
Accept everything and more locations	1
Instate styrofoam recycling	1
Need shredding	1
Good job	1
Information	1
Household pick up	1
Education public knowledge - get folks on the mode	1
No limits on materials	1
Pretty awesome	1

On-Site Hazardous Waste Management Plan

What is your city of residence or business location?

Data	Responses
Lacey	38
Olympia	37
Tumwater	8
Oly	3
Thurston county	3
Yelm	3
Rainier	2
Rochester	1
Other entries	12

What is your zip code?

Data	Responses
98516	21
98502	15
98503	14
98513	14
98512	8
98506	6
98501	5
98597	3
Other entries	14

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Appendix G. Agency Comments & County Responses

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**DRAFT THURSTON COUNTY HAZARDOUS WASTE MANAGEMENT
PLAN (Plan) 2024**

Christina Kullberg – SWRO Regional Planner – 360-999-3769 –
Christina.Kulberg@ecy.wa.gov

This review is grouped into four sections

[Section A – Required revisions to meet the minimum requirements for Plan approval.](#)

[Section B – Recommended revisions to expand on or update information in the Plan and improve consistency with local Plans statewide.](#)

[Section C – Minor edits to correct typos and improve clarity and readability.](#)

[Section D – What to include in your final submittal packet.](#)

Section A: Revisions required for Plan approval			
Comment Number	Plan section	Comment	Thurston County Response <i>Include section & page #s if applicable</i>

1A	Wherever relevant in the Plan	Used Oil Element - RCW 70A.224.020 & RCW 70A.300.360 A Used Oil Recycling element is required by both RCW 70A.224.020 and RCW 70A.300.360. Please update the Plan with clear discussion on how used oil is managed within the county. The plan mentions the requirements of RCW 70A.224 Used Oil Recycling, but the requirements of this statute is not clearly addressed: • A plan to reach the local goals for household used oil recycling established by the local government - RCW 70A.224.020(1)(a). • A plan for enforcing the sign and container ordinances required by RCW 70A.224.040 - RCW 70A.224.020(1)(b). ○ Detail local ordinances enacted to regulate used oil signage and container requirements and describe a plan for enforcing the sign ordinance (and container ordinance, if applicable). • A plan for public education on used oil recycling - RCW 70A.224.020(1)(c). ○ This may include informational pamphlets, public workshops, mailing campaigns, curbside hang tags, informative webpages, or other outreach efforts. • An estimate of funding needed to implement the requirements of this chapter - RCW 70A.224.020(1)(e) (See comment 4A). ○ This estimate shall include a budget reserve for disposal of contaminated oil detected at any public used oil collection site administered by the local government. Refer to the Thurston County HWMP 2014, page I-24 for a good starting point for some of the bulleted items above as well as other sections of the Plan.	Concur with comment. Additional information and language added in Sections 1.6, 4.4.2, 4.4.4, 5.3.1, and 5.3.2.
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2A	4.3.1 Hazardous Waste Inventory	Hazardous Waste Inventory Generators of Hazardous Waste - RCW 70A.300.350(1)(c) Update this section to break out the number of generators by generator category. For example, X small quantity generators, X medium quantity generators, and X large quantity generators. Since Small Quantity Generators (SQGs) are not required to register with the State of Washington, it is important to note that not all SQGs found in your jurisdiction will be listed in this inventory. It is recommended that you note this in this section, and point to 4.3.2 as a better estimate for SQGs. Hazardous Waste Services (Transporters and Facilities) - RCW 70A.300.350(1)(c) Update the Hazardous Waste Services (Transporters and Facilities) section to separate the inventory of transporters and facilities managing hazardous waste (also see comment 8B). Per Ecology's records, Thurston County has no facilities managing hazardous waste. Also provide a link to Ecology's Hazardous waste service providers webpage. This list is not exhaustive. Suggested language and section formatting would be: Facilities Managing Hazardous Waste Ecology records show there are no State regulated Treatment, Storage, and Disposal facilities managing hazardous waste in Thurston County. There are multiple private facilities that operate in the State of Washington. Ecology provided a list of these facilities on their Hazardous waste service providers webpage. This list is not exhaustive.	Concur with comment. Changes made to Section 4.3.1.
4A	5.3.2 Thurston County Department of Public Works – Solid Waste Division	Financing of the program Include the following required financing elements for plan approval: • All MRW program expenses, including education and outreach, and annual disposal costs - Required by Guidelines ○ Recommended way to fulfill the requirement: Expand table 5-1 to cover all MRW program expenses, not just HazoHouse, and clarify exactly what is covered in the table. Explain items in more detail such as professional services, interfund services and funds transferred out to environmental health. Do these occur annually? This could be done by breaking the items out further in Table 5-1 and labeling with the purpose of the funds and/or including discussion within the text. • Percentage of tipping fees to fund programs - Required by Guidelines ○ As an example, refer to the Thurston County HWMP 2014, pages D-2 through D-5.	Concur with comment. Changes made to Section 5.3.2.

		• An estimate of funding needed to implement the requirements of the used oil chapter - RCW 70A.224.020(1)(e). (See comment 1A). ○ This estimate shall include a budget reserve for disposal of contaminated oil detected at any public used oil collection site administered by the local government.	
5A	Appendix E. SEPA Checklist	SEPA Documents Include the final SEPA documents when submitting the final Plan: • Checklist • Determination of non-significance	Comment acknowledged. SEPA documents included in Appendix E.

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Section B: Recommended revisions			
Comment Number	Plan section	Comment	Thurston County Response <i>Include section & page #s if applicable</i>
1B	Wherever relevant within the Plan, or 4.4.2 Collection Programs	Motor oil - Chapters 70A.224 and 43.21A RCW: Used oil and PCB BMPs (best management practices) The Plan mentions what collection sites manage used oil but does not mention best management practices within those processes. Update Plan to incorporate best management practices language for used oil. This can be found through Ecology's Public Used Oil Collection - Focus on Reducing PCB Contamination.	Concur with comment. Language added to note that the County utilizes the BMP's listed in the Ecology's focus sheet. Focus sheet link added.
2B	1.6 Required HWMP Element	Local Solid Waste Financial Assistance (LSWFA) program and Hazardous Waste Management Plan (HWMP) reference This reference is technically true, though for HWMPs, there is technically no timeline to have a HWMP updated besides "from time to time" per RCW 70A.300.350(6). Required HWMP Element Add "Used Oil Education and Collection" or "Used Oil Element" (see comment 1A).	Concur with comment. Added a bullet to note the required Used Oil Elements and associated regulatory statutes.
3B	4.2.1 Definitions	Extremely Hazardous Waste Accumulation Limit for SQGs The Plan states 22 lbs., but it is 2.2 lbs., which is the same as the monthly quantity exclusion limit. Hazardous Household Substance List and SQGs The Hazardous Household Substance list is not exhaustive but is meant as a starting point for local governments to identify household products which may pose public health or environmental risks in the planning area. Items listed have at least one hazardous property such as flammable, toxic, corrosive, or reactive. The way this section addresses small quantity generator (SQG) waste insinuates that waste from an SQG is only considered MRW if it is something on the hazardous household substances list. SQGs are required to designate their waste (the legal process to determine if it is dangerous waste). If through the designation process, they determine it is dangerous waste, then it would also be MRW (regardless of whether it is included on the household hazardous substances list). Update this definition section for SQGs with the following	Concur with comment. Language modified as requested.

		suggested language: Small Quantity Generators Many businesses and institutions produce small quantities of dangerous wastes. To be a Small Quantity Generator, a business or institution produces dangerous waste at rates of less than 220 pounds per month or per batch (or 2.2 pounds per month of extremely hazardous waste) and accumulate less than 2,200 pounds of hazardous waste (or 2.2 pounds of extremely hazardous waste) on site. Extremely hazardous wastes include certain pesticides and other poisons that are more toxic and pose greater risks than other MRW. Businesses and institutions that meet these conditions are SQGs and are subject to fewer state and federal regulations. However, they still must follow the Dangerous Waste Regulations, for example they are still required to: • Designate waste promptly at the point of generation • Count dangerous waste and determine generator category. • Manage dangerous waste safely. • Ensure dangerous waste delivery to an approved facility. • Submit an annual report and notifying of treatment activities (if assigned an active EPA/State ID Number).	
4B	4.2.1 Definitions	Household Hazardous Waste List Update the table with Ecology’s most recent version of the Household Hazardous Waste List. Adding some clarifying language around the household hazardous waste list such as: “The Hazardous Household Substance list is not exhaustive but is meant as a starting point for local governments to identify household products which may pose public health or environmental risks in the planning area. Items listed have at least one hazardous property such as flammable, toxic, corrosive, reactive, or radioactive.”	Concur with comment. Table updated to most recent version of the Household Hazardous Waste List. Clarifying language added.
5B	4.3 Moderate-Risk Waste Generation	RCW 70A.300(1)(a) reference Update this reference to RCW 70A.300.350(1)(a). It was recodified in 2020.	Concur with comment. Change made to Plan.
6B	4.3.1 Hazardous Waste Inventory	Zone Designations RCW reference Update this reference to RCW 70A.300.370. It was recodified in 2020.	Concur with comment. Change made to Plan.

7B	4.3.1 Hazardous Waste Inventory	Hazardous Waste Inventory Generators of Hazardous Waste - RCW 70A.300.350(1)(c) Include a link to the ECY Hazardous Waste Facilities Search Tool. This is a tool that can provide further information on generators within the county and the waste they produce. Hazardous Waste Services (Transporters and Facilities) - RCW 70A.300.350(1)(c) Update the Hazardous Waste Services (Transporters and Facilities) section to separate the inventory of transporters and facilities managing hazardous waste. The transporter section could discuss what transporters the county uses and include a link to Ecology's Ecology's Waste service providers webpage. See suggested language and formatting below: Transporter(s) Multiple private companies in and out of the state provide transportation and disposal services for a wide range of materials. A current list of these companies can be found on Ecology's Waste service providers webpage. This list is not exhaustive, and an online search could find other hazardous waste service providers. Thurston County contracts with the following transporters for MRW collection: Transporter 1, and Transporter 2.	Concur with comment. Change made to Plan.
8B	4.4.5 Business Pollution Prevention	Business Pollution Prevention The Plan states that, "Thurston County provides pollution prevention assistance", specify somewhere within this section that the Health Department (or whoever relevant) preforms this work.	Concur with comment. Change made to Plan.
9B	4.4.6 Compliance and Enforcement	Compliance and Enforcement To understand compliance and enforcement, please explain in more detail what compliance issues, such as complaints and other problems the Health Department responds to. What work does LSWFA fund within the Health Department?	Comment acknowledged. Added information to Section 4.4.6 directing the reader to additional information located in Section 5.3.1.
	5.3.2 Thurston County Department of Public Works – Solid Waste Division	Financing the Program The Plan states in 5.3.2, "The difference between revenues and expenditures is funded through solid waste tipping fees collected at the County-owned sites." It is recommended to add tipping fees to Table 5-1 for more clarity. As an example, refer to the Thurston County HWMP 2014, pages D-2 through D-5.	Comment acknowledged. Per conversation with Ecology 4/18, addressed mandatory changes to Table 5-1 (see comment 4A).

10B	5.3.4 Washington State Department of Ecology	Updating local HWMP The Plan states, “Washington State law requires local governments to have a HWMP and keep it up to date” Update with the following language per RCW 70A.300.350(6) : “Washington State law requires local governments to have a HWMP and update it from time to time.”	Concur with comment. Change made to Plan.
11B	5.3.4 Washington State Department of Ecology	Ecology’s Solid Waste and Financial Assurance Program reference LSWFA is administered by Ecology’s Solid Waste Management Program, update accordingly. If this reference isn’t regarding LSWFA, please clarify what this pertains to.	Concur with comment. Change made to Plan.

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Section C: Minor edits			
Comment Number	Plan section	Comment	Thurston County Response <i>Include section & page #s if applicable</i>
1C	1.4.1 Thurston County Solid Waste Advisory Committee	SWAC member name update Update Christine to Christina.	Concur with comment. Change made to Plan.
2C	1.10.2 Washington State Regulations	CHILDRENS SAFE PRODUCTS ACT – RCW 70A.430 Update CHILDRENS should be CHILDREN’S.	Concur with comment. Change made to Plan.
3C	1.10.3 County Code and Regulations	Stormwater Pollution Prevention Ordinance – Thurston County Code Chapter 15.07 The Plan states, “The Stormwater Pollution Prevention Ordinance is designed to protect the County’s surface waste and groundwater quality.” Should this be water instead of waste? Update accordingly or disregard.	Concur with comment. Change made to Plan.
4C	2.3.1 Thurston County Waste Characterization Study	Drop-box facilities (Rainier and Rochester self-haul The third bullet in this section states, “Drop-box facilities (Rainier and Rochester self-haul” the “)” is missing and the formatting should be adjusted.	Concur with comment. Change made to Plan.
5C	4.2.1 Definitions	Small Quantity Generator Waste The Plan states, “Many businesses and institutions produce small quantities of hazardous wastes; the list is the same as for HHW (refer to Table 41.” “)” is missing from “refer to Table 41.”	Concur with comment. Change made to Plan.
6C	4.4.3 Processing, Transport, and Disposal	Processing, Transport, and Disposal The Plan states “MRW has traditionally been processed, transported, and disposed of through the HazoHouse facility, located at the WARC, for recycling or disposal according to its Washinton State Department of Transportation hazard classification (flammable, toxic, acid, corrosive, or reactive).”	Concur with comment. Change made to Plan.

		The “g” is missing in Washington, update accordingly.	
7C	4.4.4 Household Hazardous Waste Education	Household Hazardous Waste Education The Plan states “These programs are funded with tipping fees with the goal to reduce residents’ use of hazardous products and promote that hazardous products which cannot be reduced are property used, stored, and handled. Thurston County staff conduct the following projects to educate residents regarding HHW:” “Property” should be “properly”, update accordingly.	Concur with comment. Change made to Plan.
8C	5.3.4 Washington State Department of Ecology	Washington State Department of Ecology The Plan states “While Washington State law assigns primary responsibility for managing waste generators, remedial action sites, transporters, and facilities the recycle, treat, store and/or dispose of hazardous waste.” “The” should be “that”, update accordingly.	Concur with comment. Change made to Plan.
9C	7.1 Strategy Analysis	How can people and the environment be better protected from hazardous materials? Under Recommended Strategies, Program 3, the Plan states “Implement strategic education and outreach programs for household and SQGs that promote choosing safer alternatives, safe use and storage, and safe disposal.” “Household” should be “households”, update accordingly.	Concur with comment. Change made to Plan in Section 6.1.
10C	7.1 Strategy Analysis	What options exist for strategic partnerships and collaboration? In the first paragraph, the Plan states “Thurston County is an active member of the Washington State Association of Counties and affiliate groups including the Washington State Association of Local Public Health Official and the Washington State Association of County Solid Waste Managers.” “Official” should be “Officials”, update accordingly.	Concur with comment. Change made to Plan in Section 6.1.
11C	7.1 Strategy Analysis	What additional funding will be necessary to ensure the MRW management system remains healthy and vibrant? In the second paragraph, the Plan states “As new programs or facility are implemented, additional funding may be necessary to ensure that the MRW management system remains healthy and vibrant with adequate staffing provided for program implementation.” “Facility” should be “facilities”, update accordingly.	Concur with comment. Change made to Plan in Section 6.1.

12C	7.2 Recommended Strategies, Implementation Schedule, and Budget	Error! Reference source not found Correct reference.	Concur with comment. Change made to Plan in Section 6.2.
13C	7.2 Recommended Strategies, Implementation Schedule, and Budget	Program 5 Remove the extra “.” at the end of the recommendation.	Concur with comment. Change made to Plan in Section 6.2.
Additional Comments Received			
SEPA	SEPA Checklist (Appendix E)	1. We would recommend revisiting the non-project form (pages 15-16) to determine if there are specific recommendations in the plan that can be listed as proposed measures to reduce/respond to impacts that may result from plan implementation. The <i>plan</i> may not have or reduce impacts, but the actions in the plan do. If specific actions mitigate risk of effects to the environment, those could be called out on the non-project form. I don't think this is a major issue, but just wanted to provide an opportunity for you to supplement the existing language. 2. Typically with non-project determinations we issue, the checklist preparer is the person listed in #3 on page 1, and is also the signatory (page 14). So in this case, that should probably be PHSS or your consultant. CPED will sign (and issue) the determination.	Concur with comments. Language added to specific recommendations on pages 15-16 of the SEPA checklist. Signatory updated.

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Section D: What to include in your final submittal packet

The items listed below can be uploaded to: [Thurston County Box upload folder](#). If you have problems using the portal, please contact Christina.Kullberg@ecy.wa.gov or by phone at 360-999-3769.

- **A transmittal letter formally requesting final Plan review.**
- **An electronic version of your Plan. Please assemble all required documents into one PDF.**
These documents should include:
 - ✓ **All SEPA documentation**
 - ✓ **Copies of all interlocal agreements**
 - ✓ **Resolutions of adoption from all participating jurisdictions**— *New resolutions adopting the final draft of the Plan need to be included in your packet.*
 - ✓ **A response summary indicating how you addressed Ecology's comments and the public comments you received the draft Plan** - *We suggest you include your responses to Ecology's comments in the table above and add the response summary to the Plan as an Appendix.*
 - ✓ **Evidence your SWAC was provided timely opportunity to review and advise upon both the draft and the final submittal of the Thurston County HWMP**— *This could be a letter from SWAC discussing submittal of the plan to Ecology, or meeting notes.*

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Appendix H. HazoHouse SQG Fee Assessment

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HAZARDOUS WASTE DISPOSAL RATES

For Small Quantity Generators

Type of Waste	Cost per Unit
Acids	\$1.19/lb.
Antifreeze	\$0.09/lb.
Bases	\$1.22/lb.
Batteries	
Nickel-Cadmium	\$1.32/lb.
Mercury	\$3.50/lb.
Lithium	\$2.25/lb.
Lead Acid	No charge
CRTs (TVs and Monitors)*	See below
Dental Amalgam Scraps (disinfected)	\$1.58/lb.
Flammable Acids	\$2.19/lb.
Flammable Bases	\$2.26/lb.
Flammable Gases (other than propane)	\$1.36/lb.
Flammable Liquids/Fuels (gasoline, misc. flammable liquids)	\$0.28/lb.
Flammable Solids	\$7.75/lb.
5 Gallon Drum	\$80/drum
Fluorescent Bulbs	
Fluorescent Tubes	\$0.12/ft.
Compact Fluorescent Lamps	\$1.20 ea.
HID Lamps <3"	\$2.50 ea.
HID Lamps >3"	\$3.00 ea.
4' Storage Cartons	\$4.75 ea.
8' Storage Cartons	\$9.50 ea.
Non-Regulated Materials	\$0.26/lb.
Oxidizers	\$2.10/lb.
Paint-Related Materials	\$0.77/lb.
Petroleum-Contaminated Soils	\$0.26/lb.
Propane Tanks - 1 to 5 Gallon Gas Grill-Sized	No charge
Toxic Liquids	\$1.53/lb.
Toxic Solids	\$1.58/lb.
Used Oil	No charge
Used Oil – Contaminated	\$0.30/lb.
Used Oil Filters	\$0.90/lb.
Water Contaminated with Oil	\$0.18/lb.
Overpack Drum – 85 Gallon Metal	\$60.00
Overpack Drum – 95 Gallon Plastic	\$200.00
Overpack Drum – 55 Gallon Metal	\$23.00
Overpack Drum – 55 Gallon Plastic	\$70.00
X-Ray and Photo Fixer (used, containing silver)	No charge

* CRTs are not accepted at HazoHouse. Televisions, desktop computers, monitors, laptops, and e-readers can be taken to the Goodwill Olympia Outlet store at 4014 Martin Way E and be disposed of free-of-charge. Call (360) 456-2484 for additional information. Additional information on E-cycle Washington: ecyclewashington.org

Note: SQG hazardous waste disposal fees were established in 2003 under TC Resolution 13010, which updated Thurston County Code Section 8.12.030.



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: Amending Standards for Indigent Defense

RECOMMENDATION: Motion to “Approve Ordinance 1689 related to the Standards for Indigent Defense, amending Lacey Municipal Code 9.60.010.”

STAFF CONTACT: Rick Walk, City Manager *RW*
Shannon Kelley-Fong, Assistant City Manager

ORIGINATED BY: City Manager’s Department

ATTACHMENTS: 1. Ordinance 1689 related to the Standards for Indigent Defense, amending Lacey Municipal Code 9.60.010

FISCAL NOTE: None by this action. However, the City anticipates a significant increase in public defense expenditures over the next ten years due to the implementation of the new caseload standards.

PRIOR REVIEW: None

BACKGROUND: State law (RCW 10.101.030) requires cities to adopt standards for indigent defense services and notes that the standards endorsed by the Washington State Bar Association (WSBA) should serve as guidelines to local legislative authorities in adopting standards. A city’s standards may be adopted by ordinance, resolution, etc.

The Washington State Supreme Court has the authority to adopt and amend the Washington Rules of Court, to include the rules that govern standards for indigent defense, located in CrRLJ 3.1. While the standards required in RCW 10.101.030 are directed to cities and counties, the standards in the court rules are directed to attorneys and the courts. In 2012, the Washington State Supreme Court issued order [25700-A-1004](#), which adopted new standards for indigent defense.

In 2014, the Lacey City Council added a new chapter 9.60 to the Lacey Municipal Code. LMC 9.60 contains standards that are in compliance with both RCW 10.101.030 and Supreme Court order [25700-A-1004](#).

In 2023, the Washington State Supreme Court requested that the WSBA Council on Public Defense review a newly released national public defense workload study and provide recommendations. The WSBA Council subsequently recommended and proposed revisions

to the WSBA standards. In 2024, the WSBA Council's recommended revisions were adopted by the bar association Board of Governors.

At the time the new WSBA standards were adopted, the bar association board of governors recommended that the Supreme Court incorporate the WSBA's revised standards into the court rules governing indigent defense standards.

At the time of this writing, the Supreme Court has not completed its full review and has yet to render its full decision on the new WSBA standards. However, in advance of the Court's full decision, on June 9, 2025, the Supreme Court issued interim order [No. 25700-A-1644](#). This interim order adopts new caseload standards for indigent defense effective January 1, 2026, and requires full implementation no later than January 1, 2036. On November 6, 2025, the Supreme Court issued a [clarifying order \(No. 25700-A-167\)](#) on the implementation of the new caseload standards. **Table B** summarizes the implementation of the new standards for Misdemeanor cases (unweighted) (case count used by the City of Lacey).

Table B				
Indigent defense caseload standards – Per Attorney				
Caseloads per year	2012 (old) case standards	2026 case standards (by 2036)	Court's clarifying per year calculation	Case reductions per year 2026-2036
Misdemeanor cases (unweighted)	400 cases	120 case credits	10% the difference of 400-120=280	28 fewer case credits per year

Table C provides the total allowable case totals per attorney for misdemeanor cases (unweighted) between 2026 and 2036.

Table B		
Misdemeanor cases (unweighted) 2026-2036 Per Attorney		
Year	Case load limit	Reduction from current Caseload limit (400)
2025 (current)	400	0%
2026	372	-7%
2027	344	-14%
2028	316	-21%
2029	288	-28%
2030	260	-35%
2031	232	-42%
2032	204	-49%
2033	176	-56%
2034	148	-63%
2035	120	-70%

While the final fiscal impact of implementation of the new standards for the City is unknown, early estimates suggest that public defense costs will increase \$100,000+ each year of implementation, adding up to over \$1 million in new yearly expenses by 2036. Over the ten-year implementation, the City estimates an increase of \$4+ million in total new expenses.

While the City will continue to advocate for public defense support and funding (see the [2026 State Legislative Agenda](#)), it must take action now to remain in compliance. Absent an amendment, the City's indigent defense standards contained in LMC 9.60 will be out of compliance with the Supreme Court standards as of January 1, 2026. Accordingly, it is recommended that the City Council amend LMC 9.60.010 to incorporate the Supreme Court's interim order into the City's caseload standards.

As previously stated, the Supreme Court is actively reviewing the remaining new WSBA standards. At such time as the Supreme Court renders its full decision, the City Council may need to re-address its own standards.

NEXT STEPS: To maintain in compliance with the Supreme Court standards, City staff recommends **Option 1**.

- Option 1:** Approve Ordinance 1689 related to the Standards for Indigent Defense, amending Lacey Municipal Code 9.60.010.
- Option 2:** Do not approve Ordinance 1689 related to the Standards for Indigent Defense, amending Lacey Municipal Code 9.60.010. The City would be out of compliance with the Supreme Court standards.
- Option 3:** Provide direction to City staff on other elements to consider. After further diligence on these elements, City Staff would then return to the Council to review additional materials for consideration.

ORDINANCE NO. 1689

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY RELATED TO STANDARDS FOR INDIGENT DEFENSE, AMENDING LACEY MUNICIPAL CODE 9.60.010 AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, RCW 10.101.030 requires a city to adopt standards for the delivery of public defense services and states that the standards endorsed by the Washington State Bar Association for the provision of public defense services should serve as guidelines to local legislative authorities in adopting standards; and

WHEREAS, on June 15, 2012, the Washington State Supreme Court issued order 25700-A-1004 which adopted new standards for indigent defense; and

WHEREAS, on September 25, 2014, the Lacey City Council adopted Ordinance No. 1444 adding a new chapter 9.60 to the Lacey Municipal Code which chapter contains standards in compliance with RCW 10.101.030 and Washington State Supreme Court order 25700-A-1004; and

WHEREAS, in 2023, the Washington State Supreme Court requested that the Washington State Bar Association Council on Public Defense review a newly released national public defense workload study and provide recommendations; and

WHEREAS, the Council on Public Defense recommended and proposed revisions to the Washington State Bar Association standards for indigent defense; and

WHEREAS, in 2024 the bar association Board of Governors adopted new standards for indigent defense and recommended that the Washington State Supreme Court incorporate the Washington State Bar Association's revised standards into the court rules governing indigent defense standards; and

WHEREAS, on June 9, 2025, the Supreme Court issued interim order No. 25700-A-1644 adopting new caseload standards for indigent defense effective January 1, 2026, and requiring full implementation no later than January 1, 2036; and

WHEREAS, the Washington state Supreme Court has the authority to adopt and amend the Washington Rules of Court that govern standards for indigent defense; and

WHEREAS, the City of Lacey intends to adhere to the Supreme Court's standards for indigent defense caseloads and implementation timeline; and

WHEREAS, the City Council finds and determines adoption of this ordinance to be in the public interest and in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. Lacey Municipal Code 9.60.010 is hereby amended to read as follows:

9.60.010 Adoption of indigent defense standards

A. *Purpose and intent.* These indigent defense standards are intended to ensure that indigent criminal defendants receive high-quality legal representation through a public defense system that efficiently and effectively protects the constitutional requirement of effective assistance of counsel.

B. *Contract.* All indigent defense services shall be provided pursuant to a written contract between the indigent defense attorney(s) and the city. The written contract shall include, among other things, the duties and responsibilities of the indigent defense attorney, the substitution of attorneys, and assignment of the contract.

C. *Compensation.* All indigent defense attorneys shall be reasonably compensated, taking into consideration the experience and training of the attorney.

D. *Qualifications of attorneys.* In order to assure that indigent accused receive the effective assistance of counsel to which they are constitutionally entitled, attorneys providing defense services shall meet the following minimum professional qualifications:

1. Satisfy the minimum requirements for practicing law in Washington as determined by the Washington Supreme Court; and
2. Be familiar with the statutes, court rules, constitutional provisions, and case law relevant to their practice area; and
3. Be familiar with the Washington Rules of Professional Conduct; and
4. Be familiar with the performance guidelines for criminal defense representation approved by the Washington State Bar Association; and
5. Be familiar with the consequences of a conviction or adjudication, including possible immigration consequences and the possibility of civil commitment proceedings based on a criminal conviction; and
6. Be familiar with mental health and substance abuse issues and be able to identify the need to obtain expert services; and

7. Complete seven hours of continuing legal education within each calendar year in courses relating to their public defense practice.

E. *Caseload limits.* The caseload of public defense attorneys shall allow each lawyer to give each client the time and effort necessary to ensure effective representation. Neither defender organizations, county offices, contract attorneys, nor assigned counsel should accept workloads that, by reason of their excessive size, interfere with the rendering of quality representation. As used in this standard, “quality representation” is intended to describe the minimum level of attention, care, and skill that Washington citizens would expect of their state’s criminal justice system.

Caseload limits reflect the maximum caseloads for fully supported full-time defense attorneys for cases of average complexity and effort in each case type specified. Caseload limits assume a reasonably even distribution of cases throughout the year.

If a defender or assigned counsel is carrying a mixed caseload including cases from more than one category of cases, these standards should be applied proportionately to determine a full caseload. If public defense attorneys also maintain private law practices, the caseload should be based on the percentage of time the lawyer devotes to public defense.

Definition of case. A “case” is defined as the filing of a document with the court naming a person as defendant or respondent, to which an attorney is appointed in order to provide representation. In courts of limited jurisdiction multiple citations from the same incident can be counted as one case.

The caseload of a full-time public defense attorney shall follow the standards set forth in Washington State Supreme Court Order No. 25700-A-1644, which order is hereby adopted and incorporated by this reference as fully as if set forth herein, as the same may be hereafter amended by further order of the State Supreme Court~~should not exceed four hundred misdemeanor or gross misdemeanor cases per attorney per year. Full time Rule 9 interns who have not graduated from law school may not have caseloads that exceed twenty five percent of the caseload limits established for full time attorneys.~~

F. *Investigators.* Public defense attorneys shall use investigation services as appropriate.

G. *Services other than counsel.* Reasonable compensation for expert witnesses, investigators and other services for adequate preparation and presentation of the defense case shall be provided pursuant to Criminal Rule 3.1(f).

H. *Administrative costs.*

1. Contracts for public defense services should provide for or include administrative costs associated with providing legal representation. These costs should include but are not limited to travel; telephones; law library, including electronic legal research; financial accounting; case management systems; computers and software;

office space and supplies; training; meeting the reporting requirements imposed by these standards; and other costs necessarily incurred in the day-to-day management of the contract.

2. Public defense attorneys shall have (a) access to an office that accommodates confidential meetings with clients and (b) a postal address, and adequate telephone services to ensure prompt response to client contact.

I. *Limitations on private practice.* Private attorneys who provide public defense representation shall set limits on the amount of privately retained work which can be accepted. These limits shall be based on the percentage of a full-time caseload which the public defense cases represent.

J. *Reports of attorney activity and vouchers.* Attorneys on contract shall maintain a case reporting system, which includes the number and types of cases. Quarterly reports shall be submitted by the attorney to the contract administrator.

K. *Training.* Attorneys shall participate in regular training programs in areas relating to their indigent defense practice to include a minimum of seven hours of continuing legal education within each calendar year.

L. *Disposition of client complaints.* Complaints should be directed first at the attorney. If the complaint cannot be resolved amicably, the attorney shall ask the court to withdraw and substitute new counsel. If the complaining client feels dissatisfied with the evaluation and response received, he or she should be advised of the right to complain to the Washington State Bar Association.

M. *Cause for termination or removal of attorney.* Contracts for indigent defense services should include the grounds for termination of the contract by the parties. Termination of an attorney's contract should only be for good cause or as provided within the terms of the agreement between the city and firm or attorney. Good cause shall include the failure of the attorney to render adequate representation to clients; the willful disregard of the rights and best interests of the client; the willful disregard of the standards herein addressed; or violations of the RPCs.

N. *Nondiscrimination.* Neither the city, in its selection of an attorney, firm, or agency to provide indigent defense representation, nor the attorneys selected, in their hiring practices or in their representation of clients, shall discriminate on the grounds of race, color, religion, national origin, age, marital status, sex, sexual orientation, or handicap. Both the city and the contractor shall comply with all federal, state, and local nondiscrimination requirements

Section 2. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly called meeting thereof, held this ____ day of _____, 2025.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUMMARY FOR PUBLICATION
ORDINANCE NO 1689
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on December 16, 2025, Ordinance No. 1689, entitled “AN ORDINANCE OF THE CITY OF LACEY RELATED TO STANDARDS FOR INDIGENT DEFENSE, AMENDING LACEY MUNICIPAL CODE 9.60.010 AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance amends Section 9.60.010 of the Lacey Municipal Code related to standards for Indigent Defense.
2. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: _____, 2025.



LACEY CITY COUNCIL MEETING

December 2, 2025

SUBJECT: Imposing a Utility Tax on Cable Services

RECOMMENDATION: Motion to adopt “Ordinance 1690 Related to Utility Tax, Imposing a Utility Tax Upon the Conduct of Cable Services within the City, Amending Sections 3.01.020 – 060, 3.01.070, and 3.01.090 all of the Lacey Municipal Code, and approving a summary for publication.”

The above action would impose a 6% utility rate on cable services.

STAFF CONTACT: Rick Walk, City Manager *RW*
Shannon Kelley-Fong, Assistant City Manager *SKF*

ORIGINATED BY: City Manager’s Department

ATTACHMENTS: 1. Ordinance 1690 Related to Utility Tax, Imposing a Utility Tax Upon the Conduct of Cable Services within the City

FISCAL NOTE: Estimated \$720,000 increase in revenue in the general fund

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

PRIOR REVIEW: [City Council Regular Meeting – December 2, 2025](#)
[City Council Worksession Meeting – October 14, 2025](#)
[City Council Regular Meeting – September 16, 2025](#)
[City Council Worksession – September 9, 2025](#)
[City Council Regular Meeting - August 19, 2025](#)

BACKGROUND: On multiple occasions (see “Prior Review” above), the Lacey City Council reviewed the potential imposition of a utility tax on cable services. At the Lacey City Council meeting on December 2, 2025, the Lacey City Council directed staff to proceed with an Ordinance establishing a utility tax on cable services of 6%, comparable to all other utility tax rates, see **Attachment 1**.

Utility Tax on Cable Services

Cities are authorized to levy a business and occupation tax (RCW 35.22.280(32)) on utility businesses based on revenues they generate within that city; this is known as a utility tax. Revenues are unrestricted and may be used for any governmental purpose. Utility taxes on

cable services are 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.” 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. The Internet Tax Freedom Act prohibits local governments from taxing internet services; however online subscription services are subject to sales tax and are currently being collected by the City.

Table A compares gas, electric, telephone, and cable utility rates with those of other comparable-sized cities in Washington state. The average utility rate for cable services was just below 6%.

Table A					
Comparison of Gas, Electric, Telephone, and Cable Utility Tax Rates					
Organization	Population	Natural gas*	Electric*	Telephone*	Cable
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%	5.8%

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.

Currently, the City does not impose a utility tax on cable services. **Table B** provides the anticipated revenue of a 6% utility tax on cable services; it is estimated that this tax would collect \$720,000 in general fund revenue.

Table B		
Cable TV Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
0.00% (current)	\$ -	\$ -
6.00%	\$720,000	\$720,000

Ordinance 1690, **Attachment 1**, would establish a 6% utility tax on cable services and make a few minor technical revisions to the section, including: Adding a definition of “Cable Service;” removing references to “Public” in “Utility Business” to broaden the category, since the cable business is a private utility; and adding Cable Services to “Utility business.”

NEXT STEPS: City staff recommends adopting Ordinance 1690 imposing a 6% utility tax on cable services based on the following:

- 1) comparable to the utility tax rate of other local jurisdictions,
- 2) in alignment with existing taxes on private utility businesses in Lacey,
- 3) helps meet the City’s short and long-term fiscal needs, and
- 4) cables services are a discretionary service.

NEXT STEPS: City staff recommends **Option 1**.

Option 1: Staff Recommendation: Adopt Ordinance 1690 Related to Utility Tax, Imposing a 6% Utility Tax Upon the Conduct of Cable Services within the City, Amending Sections 3.01.020 – 060, 3.01.070, and 3.01.090 all of the Lacey Municipal Code, and approving a summary for publication.

Option 2: Take no action. Do not adopt Ordinance 1690.

Option 3: Provide direction to City staff on other elements to consider. After further diligence on these elements, City Staff would then return to the Lacey City Council to review additional materials for consideration.

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

ORDINANCE NO. 1690

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATED TO UTILITY TAX, IMPOSING A UTILITY TAX UPON THE CONDUCT OF CABLE SERVICES WITHIN THE CITY, AMENDING SECTIONS 3.01.020 – 060, 3.01.070, AND 3.01.090 ALL OF THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, like many other jurisdictions in Washington state, the City of Lacey (City) is experiencing budgetary challenges resulting from a combination of structurally limited revenue growth, unfunded state mandates, increased community service demands, and rising costs of providing essential and community-priority services, creating pressure on the City's long-term fiscal sustainability and structural balance; and

WHEREAS, maintaining a structurally balanced budget is essential to ensuring the long-term fiscal stability of the City and its ability to continue providing essential public services, including public safety, infrastructure maintenance, and parks, culture, and recreation services, and more; and

WHEREAS, expenditures are outpacing revenues, and in 2025 and 2026, the City had to rely on reserves in budgeting to fund recurring expenditures, a practice that creates structural imbalances that are fiscally unsustainable; and

WHEREAS, the adopted 2025 City Council Work Plan calls for the evaluation of select potential revenue sources as a significant component of long-term fiscal sustainability planning; and

WHEREAS, in addition to the evaluation of select potential revenue sources, the City also conducted a comprehensive line-by-line budget analysis, resulting in reductions or eliminations of budgeted funding, totaling an estimated \$938,638 in budget savings; and

WHEREAS, the City is also pursuing long-term economic development strategies to increase public investment over the next five or more years, and will conduct an expenditure reduction review in preparation for the 2027 budget, including a reevaluation of the services the City provides and the levels at which those services are delivered; and

WHEREAS, the City conducted a comprehensive study of select, potential revenue options to address the City's structural fiscal imbalance, which culminated in a report presented to the City Council outlining eight potential revenue measures for consideration; and

WHEREAS, during City Council meetings held in August, September, October, November, and December 2025, the City Council reviewed select, potential revenue measures, including the implementation of a utility tax on cable services on September 16, 2025, October 14, 2025, and December 2, 2025; and

WHEREAS, the City Council determined that the public interest is best served by establishing a utility tax of six percent (6%) on cable services—consistent with the rate applied to other utilities operating in the City—to provide an equitable, additional source of revenue to support the City’s ongoing operations; and

WHEREAS, while implementing a utility tax on cable services will help improve the City’s near-term fiscal outlook, it alone will not generate sufficient revenue to serve as the City’s sole long-term fiscal solution; accordingly, the City continues to evaluate additional potential revenue sources, pursue economic development strategies, and review existing services as previously described; and

WHEREAS, the City Council is authorized by chapter 35.21 and 35.35A RCW to collect excise taxes from persons conducting businesses within the City; and

WHEREAS, any utility tax imposed on cable services must not be “unduly discriminatory,” in accordance with 47 U.S. Code § 542; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON as follows:

Section 1. Section 3.01.020 of the Lacey Municipal Code is hereby amended to read as follows:

3.01.020 Definitions.

In construing the provisions of this chapter, except when otherwise declared or clearly apparent from the context, the following definitions shall be applied:

A. “Cable service” means the one-way transmission to Subscribers of video programming or other programming service, and Subscriber interaction, if any, which is required for the selection or use of such video programming or other programming service.

B. “Cellular telephone service” is a two-way voice and data telephone/telecommunications system based in whole or substantially in part on wireless radio communications and which is not subject to regulation by the Washington Utilities and Transportation Commission (WUTC). This includes cellular mobile service. The definition of cellular mobile service includes other wireless radio communications services such as specialized mobile radio (SMR), personal communications services (PCS), and any other evolving wireless radio communications technology which accomplishes a purpose similar to cellular mobile service.

“Competitive telephone service” means the providing by any person of telephone equipment or apparatus or service related to that equipment or apparatus such as repair or maintenance service, if the equipment or apparatus is of a type which may be provided by persons that are not subject

to regulation as telephone companies under RCW Title [80](#) and for which a separate charge is made. Transmission of communication through cellular telephones is classified as “telephone business” under subsection I. of this section rather than “competitive telephone service”.

CB. “Garbage collection and disposal business” means the business of operating a system for the collection and/or disposal of garbage or refuse.

DC. “Gas distribution business” means the business of operating a plant or system for the production or distribution for hire or sale of gas, whether manufactured or natural.

ED. “Gross income” means the value proceeding or accruing from the performance of the particular ~~public~~ utility service involved within the city, including operations incidental thereto, but without any deduction on account of the cost of the commodity furnished or sold, the cost of materials used, labor costs, interest, discount, delivery costs, taxes, or any other expense whatsoever, paid or accrued and without any deduction on account of losses; provided, that gross income of a light and power business means those amounts or value accruing to a taxpayer from the last distribution of electrical energy which is a taxable event within this state and, provided further, that gross income of a cellular telephone service shall mean gross subscriber revenues.

FE. “Light and power business” means the business of operating a plant or system for the generation, production or distribution of electrical energy for hire or sale.

GF. “Person” or “company”, herein used interchangeably, means any individual, firm, partnership, corporation, trust, association, governmental unit, or municipal corporation.

HG. “~~Public-u~~Utility business” means any garbage collection and disposal business, gas distribution business, light and power business, sewerage business, cable service business, telephone business or water distribution business as defined in this section operated by any person, private or public.

IH. “Sewerage business” means the collection, transportation and/or treatment of sanitary sewage. “Storm and surface water business” means the furnishing of services in the management and control of stormwater and the construction or furnishing of stormwater facilities.

J. “Telephone business” means the business of providing access to a local telephone network, local telephone network switching service, toll service, cellular telephone service, coin telephone services, telephonic, video, data, or similar communication or transmission for hire, via a local telephone network, toll line or channel, cable, microwave, or similar communication or transmission system. It includes cooperative or farmer line telephone companies or associations

operating an exchange. Telephone business does not include the providing of competitive telephone service, the providing of cable ~~television~~ service nor the providing of broadcast services by radio or television stations.

KJ. “Value proceeding or accruing” means the consideration, whether money, credits, rights, or other property expressed in terms of money, actually received or accrued. The term shall be applied in each case, on a cash receipts or accrual basis according to which method of accounting is regularly employed in keeping the books of the taxpayer.

LK. “Water distribution business” means the business of operating a plant or system for the distribution of water for hire or sale.

Section 2. Section 3.01.030 of the Lacey Municipal Code is hereby amended to read as follows:

3.01.030 Levied.

There is levied and there shall be collected from every person a tax for the act or privilege of engaging within the city of Lacey in any one or more of the ~~public~~ utility businesses defined in LMC 3.01.020. The tax shall be equal to the gross income of the business multiplied by the rates set out in LMC 3.01.040.

Section 3. Section 3.01.040 of the Lacey Municipal Code is hereby amended to read as follows:

3.01.040 Rate.

The rate of tax levied pursuant to LMC 3.01.030 on all ~~public~~-utility businesses shall be six percent.

Section 4. Section 3.01.050 of the Lacey Municipal Code is hereby amended to read as follows:

3.01.050 Monthly payment of tax.

The taxes imposed hereunder shall be due and payable to the city in monthly installments and remittance therefore shall be made on or before the fifteenth day of the month next succeeding the end of the monthly period in which the tax accrued. The ~~public~~ utility business shall, on or before the fifteenth day of such month, make out a return upon such forms and setting forth such information as the city may require, showing the amount of the tax for which it is liable for the preceding monthly period, sign, and transmit the same to the city, together with a remittance for such amount; provided, that any ~~public~~-utility business may elect to remit each month on such forms as the city shall, in its discretion, prescribe, an estimate of the tax to be due for each month on or before the fifteenth day of the month next succeeding the end of the monthly period in which the tax accrued and a quarterly return to the city on or before the fifteenth day of the

month next succeeding the end of each quarter of every year and shall remit therewith the balance of the actual tax due for the period of the report; provided further, that every ~~public~~ utility business which shall elect to remit a monthly estimate shall remit each month at least one-third of the tax paid during the previous quarter or, at least, ninety percent of the tax actually collected or owing during the month.

Section 5. Section 3.01.060 of the Lacey Municipal Code is hereby amended to read as follows:

3.01.060 Income excepted from tax.

There shall be excepted and deducted from the total gross income upon which the tax levied herein is computed so much thereof as is derived from transactions in interstate or foreign commerce, any payment collected by a ~~public~~-utility business which directly represents a tax levied by the United States, the state of Washington, or the city of Lacey pursuant to this chapter, and amounts derived from business which the city is prohibited from taxing under the constitution of this state or the Constitution or laws of the United States.

Section 6. Section 3.01.070 of the Lacey Municipal Code is hereby amended to read as follows:

3.01.070 Records.

It shall be the duty of every person engaging in a ~~public~~ utility business as defined in this chapter to keep and preserve books or records which accurately reflect the amount of gross income received from business done in the city of Lacey and copies of reports furnished to the State Department of Revenue as part of the accounting required for state utility tax reporting and said books and records shall be open to the inspection of the city for the purpose of verifying the returns filed by such person and the sums paid pursuant to this chapter. Said records shall not, by virtue of the requirements of this action, be deemed public records for purpose of disclosure other than to the duly authorized agents of the city for the purposes set forth herein.

Section 7. Section 3.01.090 of the Lacey Municipal Code is hereby amended to read as follows:

3.01.090 Overpayment--Credit.

Any money paid to the city through error or otherwise and not in payment of the tax imposed by this chapter or in excess of such tax shall, upon request of the ~~public~~-utility business, be credited against any tax due or to become due hereunder, or upon said business ceasing to do business in the city, be refunded.

Section 8. **REFERENDUM PROCEDURE.** The provisions of this ordinance are subject to the referendum procedures as set forth in RCW 35.21.706 as follows:

1. A referendum petition seeking to repeal this ordinance shall be filed with the City Clerk, who shall designate the person to receive petitions of all types, within seven days of the passage by the City Council of this ordinance.
2. Within 10 days, the City Clerk shall confer with the petitioner concerning the form and style of the petition, issue an identification number for the petition, and cause to be written a ballot title for the measure.
3. The ballot title shall be posed as a question, so that an affirmative answer to the question and an affirmative vote on the measure results in the tax being imposed, and a negative answer to the question and a negative vote on the measure results in the tax not being imposed. The petitioner shall be notified of the identification number and ballot title within this ten-day period.
4. After notification of the identification number and ballot title, the petitioner shall have 30 days in which to secure on petition forms the signatures of not less than 15% of the registered voters in the City and to file the signed petitions with the City Clerk.
5. Each petition form shall contain the ballot title and the full text of the measure to be referred. The City Clerk shall verify the sufficiency of the signatures on the petitions. If sufficient valid signatures are properly submitted, the City Clerk shall cause the referendum measure to be submitted to the City voters at the next election within the City or at a special election as provided pursuant to RCW 35.17.260(2).

Section 9. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 10. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make corrections to this ordinance, including, but not limited to, the corrections of scrivener's/clerical errors, references, ordinance numbering, section/subsection number, and any references thereto.

Section 11. The Summary Attached is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this _____ day of _____, 2025.

CITY COUNCIL

BY: _____
Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

Published: _____

SUMMARY FOR PUBLICATION
ORDINANCE NO 16XX
CITY OF LACEY

The City Council of Lacey, Washington, passed on December 16, 2025, Ordinance No. 16XX, entitled “AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATED TO UTILITY TAX, IMPOSING A UTILITY TAX UPON THE CONDUCT OF CABLE SERVICES WITHIN THE CITY, AMENDING SECTIONS 3.01.020 – 060, 3.01.070, AND 3.01.090 ALL OF THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance amends Chapter 3.01 of the Lacey Municipal Code, adding cable services as utility businesses subject to utility tax.
2. The Ordinance provides for a referendum procedure to apply to the imposition of the tax.
3. The Ordinance approves this summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: _____, 2025.



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: Reserve Designations Ordinance

RECOMMENDATION: **Motion:** Adopt Ordinance No. 1691 establishing fund balance designations as provided by Governmental Accounting Standards Board Statement No. 54 and approving a summary for publication.

STAFF CONTACT: Rick Walk, City Manager *RW*
Troy Woo, Finance Director *TW*
Chelsea Knight, Acting Financial Services Manager *CK*

ORIGINATED BY: Finance Department

ATTACHMENTS: 1. Ordinance No. 1691

FISCAL NOTE:

**WORK PLAN GOAL
AND STRATEGY:** None

PRIOR REVIEW: October 28, 2025, and December 9, 2025, City Council
Worksessions

BACKGROUND:

The Governmental Accounting Standards Board (GASB) issued Statement No. 54 during February 2009. Since that time, annually the City Council has taken actions to commit certain fund balances in alignment with the City's priorities and vision. Since the current designations were adopted: (1) the fund balances available for the City Council to designate have changed, (2) some designations have been expended as intended, and (3) new priorities have been identified.

GASB Statement No. 54 provides multiple classifications for fund balances. Those classifications are nonspendable, Restricted, Committed, Assigned, and Unassigned.

The fund balances that will be reported as nonspendable and restricted are classified automatically by the nature of the fund balance, so no action is required to classify fund balances as nonspendable or restricted.

The City Council, as the governing body, possesses the authority to designate portions of the fund balance as "committed" through formal legislative actions. The Council retains full discretion over how these committed funds are allocated. However, such actions must adhere to specific criteria related to their intended purposes.

For a fund balance to be classified as committed, it must be dedicated to a clearly defined purpose. For example, allocating funds for a specific project, such as the replacement of an aging City building, would meet the necessary criteria for commitment. Conversely, setting aside a general "rainy day" or stabilization reserve without a clearly defined purpose does not satisfy these criteria.

To properly commit fund balances, the formal action taken by the City Council must include a description of the circumstances under which these funds will be restricted. This description should be sufficiently specific to identify when the committed resources can be utilized. For instance, if the City Council were to set aside \$1 million as a rainy-day reserve intended solely for emergencies, this would not qualify as a committed fund balance unless the action precisely defines what conditions would be considered an emergency. Without this specificity, the commitment does not meet the standard required for designated use. In addition, the following rules apply to committed fund balances:

- A committed fund balance constraint imposed by the City Council can only be changed or removed by the same formal action.
- In order to be reported on the face of the annual financial statements, the constraints must be adopted prior to the end of the fiscal year to be reported.
- The adoption of the budget document does not qualify as formal action to constrain the resources, because the budget authorization is only for one year.

Assigned fund balances represent amounts earmarked for specific uses, reflecting the City's intention to allocate these resources for designated purposes. This intent can be established by the City Council or an authorized official such as the City Manager.

Historically, the City Council has granted authority to both the City Manager and the City Finance Director to assign funds based on the strategic priorities and initiatives established by the Council. This delegation of authority has proven effective in allowing the City to remain agile in responding to changing needs, emerging priorities, or the availability of additional resources. By enabling these officials to assign funds as directed, the City maintains a level of flexibility that ensures timely allocation and use of financial resources.

Given the historical effectiveness of this approach, staff recommends that the upcoming ordinance continue to include provisions allowing the City Manager and City Finance Director to assign funds based on the expressed intent of the City Council. Retaining this flexibility will allow the City to efficiently respond to evolving priorities and to allocate resources where they are needed most, ensuring that assigned funds are used in alignment with the City's vision and objectives.

Unassigned fund balances include all the remaining fund balances. Unassigned fund balances can be used for any purpose and typically are only reported in the General Fund.

At the October 28, 2025 Council Worksession, staff sought high-level input and direction from the City Council regarding a modified approach to committed reserve designations. The conversation centered around the current economic environment and the importance of realigning organizational priorities with the City's lower available fund balance.

At the December 9, 2025, Council Worksession, the City Council provided final guidance for the designated reserve ordinance. The proposed ordinance includes all of the City Council guidance and is scheduled for final consideration on December 16, 2025.

NEXT STEPS:

Staff recommends the Lacey City Council take action by proceeding with Option 1.

Option 1: Adopt Ordinance No. 1691 establishing fund balance designations as provided by Governmental Accounting Standards Board Statement No. 54 and approving a summary for publication.

Option 2: Motion amending proposed Ordinance No. 1691 to establish fund balance designations different than currently proposed.

Option 3: Some other option not contemplated in the above options.

ORDINANCE NO. 1691

CITY OF LACEY

AN ORDINANCE ESTABLISHING FUND BALANCE DESIGNATIONS AS PROVIDED BY GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NO. 54 AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the Governmental Accounting Standards Board ("GASB") Statement No. 54 establishes the standard for governmental fund balance reporting and governmental fund balance type definitions, and

WHEREAS, fund balance measures the net financial resources that are available for future expenditures, and

WHEREAS, the City Council finds it beneficial to designate certain fund balances as Committed for specific purposes or projects and that the City Manager or Finance Director be authorized to designate certain other fund balances as Assigned for a specific purpose,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Ordinance No. 1671, an ordinance of the City of Lacey, Washington, establishing fund balance designations as provided by Governmental Accounting Standards Board Statement No. 54, is hereby rescinded.

Section 2. The fund balances of the City of Lacey designated in this Ordinance are committed for the specific purpose indicated. Amendments or modifications of the committed fund balances set forth herein shall require formal action by the City Council.

Section 3. The City Council authorizes the City Manager or City Finance Director to categorize other fund balances as assigned in order to carry out the intent of the City Council.

Section 4. The following portions of its December 31, 2025 governmental fund balances are considered committed:

Fund 001 (Current Expense):

\$ 6,000,000 is committed for Budget Policy
\$ 3,177,075 is committed for Capital Maintenance and Asset Preservation
\$ 2,657,400 is committed for Economic Development Strategy/Investments
\$ 3,000,000 is committed for Capital Facility Plan Priorities
\$ 150,000 is committed for Innovation
\$ 629,829 is committed for Human and /Social Services
\$ 250,000 is committed for Catastrophic Events

\$ 350,000 is committed for Sustainability Initiatives

Fund 005 (Community Buildings):

\$ 583,777 is committed for Capital Maintenance and Asset Preservation

Fund 007 (Regional Athletic Complex M&O):

\$ 1,250,000 is committed for Capital Maintenance and Asset Preservation

Fund 101 (City Streets):

\$ 500,000 is committed for Capital Maintenance and Asset Preservation

\$ 1,000,000 is committed for Capital Facility Plan Priorities

Fund 302 (Capital Equipment):

\$ 1,227,054 is committed for Capital Maintenance and Asset Preservation

\$ 100,000 is committed for Innovation

Fund 102 (Arterial Street):

\$22,500,000 is committed for Capital Facility Plan Priorities

Fund 301 (Building Improvement):

\$ 1,100,000 is committed for Capital Maintenance and Asset Preservation

\$ 3,650,418 is committed for Capital Facility Plan Priorities

Fund 303 (Parks and Open Space):

\$ 35,000 is committed for Capital Facility Plan Priorities

Fund 304 (Capital Project Revenue):

\$ 2,200,000 is committed for Capital Facility Plan Priorities

Fund 307 (Regional Athletic Complex Capital):

\$ 500,000 is committed for Capital Maintenance and Asset Preservation

\$ 2,729,249 is committed for Capital Facility Plan Priorities

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. The summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly called meeting thereof, held this 16th day of December, 2025.

Mayor

ATTEST:

City Clerk

Approved as to form:

City Attorney

SUMMARY FOR PUBLICATION

ORDINANCE NO. 1691

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on December 16, 2025, Ordinance No. 1691 entitled “**AN ORDINANCE ESTABLISHING FUND BALANCE DESIGNATIONS AS PROVIDED BY GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NO. 54 AND APPROVING A SUMMARY FOR PUBLICATION.**”

The main points of the Ordinance are described as follows:

1. The Ordinance rescinds Ordinance No. 1671.
2. The Ordinance restricts amendments or modifications of committed fund balances to formal action by the City Council.
3. The Ordinance authorizes the City Manager and Finance Director to categorize fund balances as assigned.
4. The Ordinance commits portions of governmental fund balances.
5. The Ordinance approves this Summary for Publication.

A copy of the full text of this ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

City Clerk

Published: December 18, 2025



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: State Business and Occupation (B&O) Model Tax Ordinance and amendment to Lacey Municipal Code 3.02.040

RECOMMENDATION: Motion: Adopt Ordinance No. 1692, amending Lacey Municipal Code 3.02.040 to comply with the Statewide B&O Model Tax Ordinance.

STAFF CONTACT: Rick Walk, City Manager *RW*
Troy Woo, Finance Director *TW*
Chelsea Knight, Acting Financial Services Manager *CK*

ORIGINATED BY: Finance Department

ATTACHMENTS: 1. Ordinance No. 1692
2. Model Ordinance Language Changes (pages 6-10)

FISCAL NOTE: Increased tax collections

WORK PLAN GOAL AND STRATEGY: None

PRIOR REVIEW: December 9, 2025, City Council Worksession

BACKGROUND:

Legislation adopted in the 2003 session required the 54 cities with local B&O taxes to adopt a city B&O tax model ordinance (RCW 35.102). The model was updated in 2007, 2012, 2019, and 2023.

In the 2025 legislative session, SB 5814 changed the state's definition of retail sales to include additional services requiring the model to be updated again. The changes are effective January 1, 2026.

A workgroup of city finance directors and tax managers worked with the Association of Washington Cities (AWC) to update section .030 of the model ordinance (attachment 2) to draft a straightforward update to incorporate the state's changes to the taxation of certain activities from services to sales. The tax classifications in the model ordinance are required to be based on the state's definitions (RCW 35.102.040).

SB 5814 changed the tax classification for the following services to retail sales:

- Advertising services;
- Live presentations;
- Information technology services;
- Custom website development services;
- Investigation, security, and armored car services;
- Temporary staffing services; and
- Sales of custom software and customization of prewritten software.

The model ordinance changes are as follows:

- Core model ordinance section .030: Definition of “sale at retail”
 - adds new subsection (3) to incorporate changes to professional services.
 - Subsection (6) updates language related to custom software and customization of prewritten software.
 - Subsection (12) updates language related to digital goods and digital automated services.
- Core model ordinance section .030: Definition of “sale at wholesale”: adds language to parallel updates to software in retail sales (6).
- Technical change: section .030 “sale at retail”: (1) moves misplaced language to correct typo created when extended warranties were added to the model.

The proposed changes will impact Lacey Municipal Code (LMC) 3.02.040. The detailed proposed changes to the model ordinance are provided in the attached document, mostly shown on pages 6-10.

At the December 9, 2025, Council Worksession, the City Council was briefed on the required changes. The proposed ordinance updates the Business and Occupation Tax code provisions to be consistent with the model ordinance as required by State code. It is scheduled for final consideration on December 16, 2025.

NEXT STEPS:

Staff recommends the Lacey City Council take action by proceeding with Option 1.

Option 1: Motion to adopt Ordinance No. 1692, amending the Lacey Municipal Code 3.02.040 to comply with the Statewide B&O Model Tax Ordinance.

Option 2: Motion amending proposed Ordinance No. 1692 to modify optional language in the model tax ordinance.

Option 3: Some other option not contemplated in the above options.

ORDINANCE NO. 1692

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY RELATED TO BUSINESS AND OCCUPATION TAX, AMENDING LACEY MUNICIPAL CODE SECTION 3.02.04, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City Council has previously adopted the City Business & Occupation (B&O) Tax Model Ordinance, consistent with state law and the requirements of Chapter 35.102 RCW; and

WHEREAS, in 2025, the Washington State Legislature enacted SB 5814, which reclassifies certain business activities from services to retail sales, including advertising services, live presentations, information technology services, custom website development, investigation, security, and armored car services, temporary staffing services, and sales or customization of software; and

WHEREAS, pursuant to state law, cities adopting the B&O tax model ordinance must implement these mandatory changes with an effective date of January 1, 2026; and

WHEREAS, the City Council finds and determines adoption of this ordinance to be in the public interest and in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. Lacey Municipal Code 3.02.04 is hereby amended to read as follows:

3.02.04 Definitions

In construing the provisions of this chapter, the following definitions shall be applied. Words in the singular number shall include the plural, and the plural shall include the singular:

A. “Business” includes all activities engaged in with the object of gain, benefit, or advantage to the taxpayer or to another person or class, directly or indirectly.

B. “Business and occupation tax” or “gross receipts tax” means a tax imposed on or measured by the value of products, the gross income of the business, or the gross proceeds of sales, as the case may be, and that is the legal liability of the business.

C. “Commercial or industrial use” means the following uses of products, including by-products, by the extractor or manufacturer thereof:

1. Any use as a consumer; and

2. The manufacturing of articles, substances or commodities.

D. “Delivery” means the transfer of possession of tangible personal property between the seller and the buyer or the buyer’s representative. Delivery to an employee of a buyer is considered delivery to the buyer. Transfer of possession of tangible personal property occurs when the buyer or the buyer’s representative first takes physical control of the property or exercises dominion and control over the property. “Dominion and control” means the buyer has the ability to put the property to the buyer’s own purposes. It means the buyer or the buyer’s representative has made the final decision to accept or reject the property, and the seller has no further right to possession of the property and the buyer has no right to return the property to the seller, other than under a warranty contract. A buyer does not exercise dominion and control over tangible personal property merely by arranging for shipment of the property from the seller to itself. A buyer’s representative is a person, other than an employee of the buyer, who is authorized in writing by the buyer to receive tangible personal property and take dominion and control by making the final decision to accept or reject the property. Neither a shipping company nor a seller can serve as a buyer’s representative. It is immaterial where the contract of sale is negotiated or where the buyer obtains title to the property. Delivery terms and other provisions of the Uniform Commercial Code (RCW Title 62A) do not determine when or where delivery of tangible personal property occurs for purposes of taxation.

E. “Digital automated service,” “digital code,” and “digital goods” have the same meaning as in RCW 82.04.192.

F. “Digital products” means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050(2)(g) and (6)(b).

G. Eligible Gross Receipts Tax. The term “eligible gross receipts tax” means a tax which:

1. Is imposed on the act or privilege of engaging in business activities within LMC 3.02.050; and
2. Is measured by the gross volume of business, in terms of gross receipts, and is not an income tax or value added tax; and
3. Is not, pursuant to law or custom, separately stated from the sales price; and
4. Is not a sales or use tax, business license fee, franchise fee, royalty or severance tax measured by volume or weight, or concession charge, or payment for the use and enjoyment of property, property right or a privilege; and
5. Is a tax imposed by a local jurisdiction, whether within or without the state of Washington, and not by a country, state, province, or any other nonlocal jurisdiction above the county level.

H. *Engaging in Business.*

1. The term “engaging in business” means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

2. This section sets forth examples of activities that constitute engaging in business in the city, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimis business activities in the city without having to register and obtain a business license or pay city business and occupation taxes. The activities listed in this section are illustrative only and are not intended to narrow the definition of “engaging in business” in subsection (H)(1) of this section. If an activity is not listed, whether it constitutes engaging in business in the city shall be determined by considering all the facts and circumstances and applicable law.

3. Without being all inclusive, any one of the following activities conducted within the city by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf, constitutes engaging in business and requires a person to register and obtain a business license:

- a. Owning, renting, leasing, maintaining, or having the right to use, or using for business purposes, tangible personal property, intangible personal property, or real property permanently or temporarily located in the city.
- b. Owning, renting, leasing, using, or maintaining an office, place of business, or other establishment in the city.
- c. Soliciting sales.
- d. Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.
- e. Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.
- f. Installing, constructing, or supervising installation or construction of real or tangible personal property.
- g. Soliciting, negotiating, or approving franchise, license, or other similar agreements.
- h. Collecting current or delinquent accounts.

- i. Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.
 - j. Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.
 - k. Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers and veterinarians.
 - l. Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.
 - m. Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the city, acting on its behalf, or for customers or potential customers.
 - n. Investigating, resolving, or otherwise assisting in resolving customer complaints.
 - o. In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.
 - p. Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.
4. If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the city but the following, it need not register and obtain a business license and pay tax:
- a. Meeting with suppliers of goods and services as a customer.
 - b. Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.
 - c. Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of directors member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

- d. Renting tangible or intangible property as a customer when the property is not used in the city.
- e. Attending, but not participating, in a “trade show” or “multiple vendor events.” Persons participating at a trade show shall review the city’s trade show or multiple vendor event ordinances.
- f. Conducting advertising through the mail.
- g. Soliciting sales by phone from a location outside the city.

5. A seller located outside the city merely delivering goods into the city by means of common carrier is not required to register and obtain a business license; provided, that it engages in no other business activities in the city. Such activities do not include those in subsection (H)(4) of this section.

The city expressly intends that “engaging in business” includes any activity sufficient to establish nexus for purposes of applying the tax under the law and the Constitutions of the United States and the state of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

I. “Extracting” is the activity engaged in by an extractor and is reportable under the extracting classification.

J. “Extractor” means every person who from the person's own land or from the land of another under a right or license granted by lease or contract, either directly or by contracting with others for the necessary labor or mechanical services, for sale or for commercial or industrial use, mines, quarries, takes or produces coal, oil, natural gas, ore, stone, sand, gravel, clay, mineral or other natural resource product; or fells, cuts or takes timber, Christmas trees, other than plantation Christmas trees, or other natural products; or takes fish, shellfish, or other sea or inland water foods or products. “Extractor” does not include persons performing under contract the necessary labor or mechanical services for others; or persons meeting the definition of farmer.

K. “Extractor for hire” means a person who performs under contract necessary labor or mechanical services for an extractor.

L. “Gross income of the business” means the value proceeding or accruing by reason of the transaction of the business engaged in and includes gross proceeds of sales, compensation for the rendition of services, gains realized from trading in stocks, bonds, or other evidences of indebtedness, interest, discount, rents, royalties, fees, commissions, dividends, and other emoluments, however designated, all without any deduction on account of the cost of tangible property sold, the cost of materials used, labor costs, interest, discount, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

J.M. “Gross proceeds of sales” means the value proceeding or accruing from the sale of tangible personal property, digital goods, digital codes, digital automated services or for other services rendered, without any deduction on account of the cost of property sold, the cost of materials used, labor costs, interest, discount paid, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

K.N. “Manufacturing” means the activity conducted by a manufacturer and is reported under the manufacturing classification.

1. “Manufacturer” means every person who, either directly or by contracting with others for the necessary labor or mechanical services, manufactures for sale or for commercial or industrial use from the person’s own materials or ingredients any products. When the owner of equipment or facilities furnishes or sells to the customer, prior to manufacture, materials or ingredients equal to or less than twenty percent of the total value of all materials or ingredients that become a part of the finished product, the owner of the equipment or facilities will be deemed to be a processor for hire and not a manufacturer.
2. “To manufacture” means all activities of a commercial or industrial nature wherein labor or skill is applied, by hand or machinery, to materials or ingredients so that as a result thereof a new, different or useful product is produced for sale or commercial or industrial use, and shall include:
 - a. The production of special made or custom made articles;
 - b. The production of dental appliances, devices, restorations, substitutes, or other dental laboratory products by a dental laboratory or dental technician;
 - c. Crushing and/or blending of rock, sand, stone, gravel, or ore; and
 - d. The producing of articles for sale or for commercial or industrial use from raw materials or prepared materials by giving such materials, articles, and substances of trade or commerce new forms, qualities, properties or combinations including, but not limited to, such activities as making, fabricating, processing, refining, mixing, slaughtering, packing, aging, curing, mild curing, preserving, canning, and the preparing and freezing of fresh fruits and vegetables.

“To manufacture” shall not include the production of digital goods or the production of computer software if the computer software is delivered from the seller to the purchaser by means other than tangible storage media, including the delivery by use of a tangible storage media where the tangible storage media is not physically transferred to the purchaser.

L.O. “Person” means any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, copartnership, joint venture, club, company, joint stock company, business trust, municipal corporation, political subdivision of the state of

Washington, corporation, limited liability company, association, society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit, or otherwise and the United States or any instrumentality thereof.

M.P. “Retailing” means the activity of engaging in making sales at retail and is reported under the retailing classification.

N.Q. “Retail service” shall include the sale of or charge made for personal, business, or professional services, including amounts designated as interest, rents, fees, admission, and other service emoluments however designated, received by persons engaging in the following business activities:

1. Amusement and recreation services including but not limited to golf, pool, billiards, skating, bowling, swimming, bungee jumping, ski lifts and tows, basketball, racquet ball, handball, squash, tennis, batting cages, day trips for sightseeing purposes, and others, when provided to consumers. “Amusement and recreation services” also includes the provision of related facilities such as basketball courts, tennis courts, handball courts, swimming pools, and charges made for providing the opportunity to dance. The term “amusement and recreation services” does not include instructional lessons to learn a particular activity such as tennis lessons, swimming lessons, or archery lessons;
2. Abstract, title insurance, and escrow services;
3. Credit bureau services;
4. Automobile parking and storage garage services;
5. Landscape maintenance and horticultural services but excluding (a) horticultural services provided to farmers, and (b) pruning, trimming, repairing, removing, and clearing of trees and brush near electric transmission or distribution lines or equipment, if performed by or at the direction of an electric utility;
6. Service charges associated with tickets to professional sporting events; and
7. The following personal services: physical fitness services, tanning salon services, tattoo parlor services, steam bath services, Turkish bath services, escort services, and dating services.
8. The term shall also include the renting or leasing of tangible personal property to consumers and the rental of equipment with an operator.

O.R. *Sale, Casual or Isolated Sale.*

1. “Sale” means any transfer of the ownership of, title to, or possession of, property for a valuable consideration and includes any activity classified as a “sale at retail,” “retail sale,”

or “retail service.” It includes renting or leasing, conditional sale contracts, leases with option to purchase, and any contract under which possession of the property is given to the purchaser but title is retained by the vendor as security for the payment of the purchase price. It also includes the furnishing of food, drink, or meals for compensation whether consumed upon the premises or not.

2. “Casual or isolated sale” means a sale made by a person who is not engaged in the business of selling the type of property involved on a routine or continuous basis.

P.S. *Sale at Retail, Retail Sale.*

1. “Sale at retail” or “retail sale” means every sale of tangible personal property (including articles produced, fabricated, or imprinted) to all persons irrespective of the nature of their business and including, among others, without limiting the scope hereof, persons who install, repair, clean, alter, improve, construct, or decorate real or personal property of or for consumers, other than a sale to a person who presents a resale certificate under RCW 82.04.470 and who:

a. Purchases for the purpose of resale as tangible personal property in the regular course of business without intervening use by such person; or

b. Installs, repairs, cleans, alters, imprints, improves, constructs, or decorates real or personal property of or for consumers, if such tangible personal property becomes an ingredient or component of such real or personal property without intervening use by such person; or

c. Purchases for the purpose of consuming the property purchased in producing for sale a new article of tangible personal property or substance, of which such property becomes an ingredient or component or is a chemical used in processing, when the primary purpose of such chemical is to create a chemical reaction directly through contact with an ingredient of a new article being produced for sale; or

d. Purchases for the purpose of consuming the property purchased in producing ferrosilicon which is subsequently used in producing magnesium for sale, if the primary purpose of such property is to create a chemical reaction directly through contact with an ingredient of ferrosilicon; or

e. Purchases for the purpose of providing the property to consumers as part of competitive telephone service, as defined in RCW 82.04.065. ~~The term shall include every sale of tangible personal property which is used or consumed or to be used or consumed in the performance of any activity classified as a “sale at retail” or “retail sale” even though such property is resold or utilized as provided in subsection (P)(1)(a), (b), (c), (d), or (e) of this section following such use; or~~

e-f. Purchases for the purpose of satisfying the person's obligations under an extended warranty as defined in subsection (8) of this section, if such tangible personal property replaces or becomes an ingredient or component of property covered by the extended warranty without intervening use by such person.

The term shall include every sale of tangible personal property which is used or consumed or to be used or consumed in the performance of any activity classified as a "sale at retail" or "retail sale" even though such property is resold or utilized as provided in (a), (b), (c), (d), (e), or (f) of this subsection following such use.

The term also means every sale of tangible personal property to persons engaged in any business that is taxable under RCW 82.04.280(1)(a), (b), and (g), 82.04.290, and 82.04.2908.

2. "Sale at retail" or "retail sale" also means every sale of tangible personal property to persons engaged in any business activity which is taxable under LMC 3.02.050(A).

3. The term "sale at retail" or "retail sale" includes the sale of or charge made for personal, business, or professional services including amounts designated as interest, rents, fees, admission, and other service emoluments however designated, received by persons engaging in the following business activities:

a. Information technology training services, technical support, and other services including, but not limited to, assisting with network operations and support, help desk services, in-person training related to hardware or software, network system support services, data entry services, and data processing services; or

b. Custom website development services. For the purposes of this subsection (3), "website development services" means the design, development, and support of a website provided by a website developer to a customer; or

c. Investigation, security services, security monitoring services, and armored car services including, but not limited to, background checks, security guard and patrol services, personal and event security, armored car transportation of cash and valuables, and security system services and monitoring. This does not include locksmith services; or

d. Temporary staffing services. For the purposes of this subsection (3), "temporary staffing services" means providing workers to other businesses, except for hospitals licensed under chapter 70.41 or 71.12 RCW, for limited periods of time to supplement their workforce and fill employment vacancies on a contract or for fee basis; or

e. Advertising services.

(1) For the purposes of this subsection (3), "advertising services" means all digital and nondigital services related to the creation, preparation, production, or dissemination of advertisements including, but not limited to:

(a) Layout, art direction, graphic design, mechanical preparation, production supervision, placement, referrals, acquisition of advertising space, and rendering advice concerning the best methods of advertising products or services; and

(b) Online referrals, search engine marketing, and lead generation optimization, web campaign planning, the acquisition of advertising space in the internet media, and the monitoring and evaluation of website traffic for purposes of determining the effectiveness of an advertising campaign.

(2) "Advertising services" do not include:

(a) Web hosting services and domain name registration;

(b) Services rendered in respect to the following:

(i) "Newspapers" as defined in RCW 82.04.214;

(ii) Printing or publishing under RCW 82.04.280; and

(iii) "Radio and television broadcasting" within this state as defined in RCW 82.04 (section 1, chapter 9, Laws of 2025); and

(c) Services rendered in respect to out-of-home advertising, including: Billboard advertising; street furniture advertising; transit advertising; place-based advertising, such as in-store display advertising or point-of-sale advertising; dynamic or static signage at live events; naming rights; and fixed signage advertising. Out-of-home advertising does not include direct mail; or

f. Live presentations including, but not limited to, lectures, seminars, workshops, or courses where participants attend either in person or via the internet or telecommunications equipment that allows audience members and the presenter or instructor to give, receive, and discuss information with each other in real time.

For the purposes of (a) through (c) and (e) of this subsection (3), the terms "sale at retail" and "retail sale" do not include a sale between members of an affiliated group as defined in RCW 82.04.299(1)(f).

3.4. “Sale at retail” or “retail sale” shall include the sale of or charge made for tangible personal property consumed and/or for labor and services rendered in respect to the following:

- a. The installing, repairing, cleaning, altering, imprinting, or improving of tangible personal property of or for consumers, including charges made for the mere use of facilities in respect thereto, but excluding charges made for the use of coin-operated laundry facilities when such facilities are situated in an apartment house, rooming house, or mobile home park for the exclusive use of the tenants thereof, and also excluding sales of laundry service to nonprofit health care facilities, and excluding services rendered in respect to live animals, birds and insects;
- b. The constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for consumers, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation, and shall also include the sale of services or charges made for the clearing of land and the moving of earth excepting the mere leveling of land used in commercial farming or agriculture;
- c. The charge for labor and services rendered in respect to constructing, repairing, or improving any structure upon, above, or under any real property owned by an owner who conveys the property by title, possession, or any other means to the person performing such construction, repair, or improvement for the purpose of performing such construction, repair, or improvement and the property is then reconveyed by title, possession, or any other means to the original owner;
- d. The sale of or charge made for labor and services rendered in respect to the cleaning, fumigating, razing or moving of existing buildings or structures, but shall not include the charge made for janitorial services; and for purposes of this section the term “janitorial services” shall mean those cleaning and caretaking services ordinarily performed by commercial janitor service businesses including, but not limited to, wall and window washing, floor cleaning and waxing, and the cleaning in place of rugs, drapes and upholstery. The term “janitorial services” does not include painting, papering, repairing, furnace or septic tank cleaning, snow removal or sandblasting;
- e. The sale of or charge made for labor and services rendered in respect to automobile towing and similar automotive transportation services, but not in respect to those required to report and pay taxes under Chapter 82.16 RCW;
- f. The sale of and charge made for the furnishing of lodging and all other services, except telephone business and cable service, by a hotel, rooming house, tourist court, motel, trailer camp, and the granting of any similar license to use real property, as distinguished from the renting or leasing of real property, and it shall be presumed that the occupancy of real property for a continuous period of one month or more constitutes

a rental or lease of real property and not a mere license to use or enjoy the same. For the purposes of this subsection, it shall be presumed that the sale of and charge made for the furnishing of lodging for a continuous period of one month or more to a person is a rental or lease of real property and not a mere license to enjoy the same;

g. The installing, repairing, altering or improving of digital goods for consumers;

h. The sale of or charge made for tangible personal property, labor and services to persons taxable under subsections ~~(P)(3)~~(a), (b), (c), (d), (e), (f) and (g) of this section when such sales or charges are for property, labor and services which are used or consumed in whole or in part by such persons in the performance of any activity defined as a “sale at retail” or “retail sale” even though such property, labor and services may be resold after such use or consumption. Nothing contained in this subsection shall be construed to modify subsection ~~(P)~~(1) of this section and nothing contained in subsection ~~(P)~~(1) of this section shall be construed to modify this subsection.

4.5. “Sale at retail” or “retail sale” shall also include the providing of competitive telephone service to consumers.

5.6. *Sale at Retail or Retail Sale.*

a. “Sale at retail” or “retail sale” shall also include the sale of prewritten software, custom software, and customization of prewritten computer software to a consumer, other than a sale to a person who presents a resale certificate under RCW 82.04.470, regardless of the method of delivery to the end user. For purposes of this subsection, the sale of prewritten computer software includes the sale of or charge made for a key or an enabling activation code, where the key or code is required to activate prewritten computer software and put the software into use. There is no separate sale of the key or code from the prewritten computer software, regardless of how the sale may be characterized by the vendor or by the purchaser. ~~The term “sale at retail” or “retail sale” does not include the sale of or charge made for:~~

~~(1) Custom software; or~~

~~(2) The customization of prewritten software.~~

b. (1) The term “sale at retail” or “retail sale” also includes the charge made to consumers for the right to access and use prewritten computer software, custom software, and customization of prewritten computer software, where possession of the software is maintained by the seller or the third party, regardless of whether the charge for the service is on a per use, per user, per license, subscription, or some other basis.

(2) (a) The service described in subsection ~~(P)(65)~~(b)(1) of this section includes the right to access and use prewritten software to perform data processing.

(b) For purposes of this subsection (P)(~~65~~)(b)(2), “data processing” means the systematic performance of operations on data to extract the required information in an appropriate form or to convert the data to usable information. “Data processing” includes check processing, image processing, form processing, survey processing, payroll processing, claim processing, and similar activities.

~~6.7.~~ “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the building, repairing, or improving of any street, place, road, highway, easement, right-of-way, mass public transportation terminal or parking facility, bridge, tunnel, or trestle which is owned by a municipal corporation or political subdivision of the state, the state of Washington, or by the United States and which is used or to be used primarily for foot or vehicular traffic including mass transportation vehicles of any kind (public road construction).

~~7.8.~~ “Sale at retail” or “retail sale” shall also include the sale of or charge made for an extended warranty to a consumer. For purposes of this subsection, “extended warranty” means an agreement for a specified duration to perform the replacement or repair of tangible personal property at no additional charge or a reduced charge for tangible personal property, labor, or both, or to provide indemnification for the replacement or repair of tangible personal property, based on the occurrence of specified events. The term “extended warranty” does not include an agreement, otherwise meeting the definition of “extended warranty” in this subsection, if no separate charge is made for the agreement and the value of the agreement is included in the sales price of the tangible personal property covered by the agreement.

~~8.9.~~ “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for the United States, any instrumentality thereof, or a county or city housing authority created pursuant to Chapter 35.82 RCW, including the installing, or attaching, of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation (government contracting).

~~9.10.~~ “Sale at retail” or “retail sale” shall not include the sale of services or charges made for the clearing of land and the moving of earth of or for the United States, any instrumentality thereof, or a county or city housing authority. Nor shall the term include the sale of services or charges made for cleaning up for the United States, or its instrumentalities, radioactive waste and other byproducts of weapons production and nuclear research and development. (This should be reported under the service and other classification.)

~~10.11.~~ “Sale at retail” or “retail sale” shall not include the sale of or charge made for labor and services rendered for environmental remedial action. (This should be reported under the service and other classification.)

~~11.12.~~ a. “Sale at retail” or “retail sale” shall also include the following sales to consumers of digital goods, digital codes, and digital automated services:

~~a.~~ (1) Sales in which the seller has granted the purchaser the right of permanent use;

~~b.~~ (2) Sales in which the seller has granted the purchaser a right of use that is less than permanent;

~~c.~~ (3) Sales in which the purchaser is not obligated to make continued payment as a condition of the sale; and

~~d.~~ (4) Sales in which the purchaser is obligated to make continued payment as a condition of the sale.

b. A retail sale of digital goods, digital codes, or digital automated services under this subsection includes any services provided by the seller exclusively in connection with the digital goods, digital codes, or digital automated services, whether or not a separate charge is made for such services.

c. A retail sale of digital goods, digital codes, or digital automated services does not include the following services if the sale occurs between members of an affiliated group as defined in RCW 82.04.299(1)(f):

(1) Any service that primarily involves the application of human effort by the seller, and the human effort originated after the customer requested the service;

(2) Live presentations, such as lectures, seminars, workshops, or courses, where participants are connected to other participants via the internet or telecommunications equipment, which allows audience members and the presenter or instructor to give, receive, and discuss information with each other in real time;

(3) Advertising services. For purposes of this subsection, "advertising services" means all services directly related to the creation, preparation, production, or dissemination of advertisements. Advertising services include layout, art direction, graphic design, mechanical preparation, production supervision, placement, and rendering advice to a client concerning the best methods of advertising that client's products or services. Advertising services also include online referrals, search engine marketing and lead generation

optimization, web campaign planning, the acquisition of advertising space in the internet media, and the monitoring and evaluation of website traffic for purposes of determining the effectiveness of an advertising campaign. Advertising services do not include web hosting services and domain name registration; and

(4) Data processing services. For purposes of this subsection, "data processing service" means a primarily automated service provided to a business or other organization where the primary object of the service is the systematic performance of operations by the service provider on data supplied in whole or in part by the customer to extract the required information in an appropriate form or to convert the data to usable information. Data processing services include check processing, image processing, form processing, survey processing, payroll processing, claim processing, and similar activities. Data processing does not include the service described in subsection (6)(b) of this section.

~~A retail sale of digital goods, digital codes, or digital automated services under this subsection (P)(11) includes any services provided by the seller exclusively in connection with the digital goods, digital codes, or digital automated services, whether or not a separate charge is made for such services.~~

d. For purposes of this subsection, "permanent" means perpetual or for an indefinite or unspecified length of time. A right of permanent use is presumed to have been granted unless the agreement between the seller and the purchaser specifies or the circumstances surrounding the transaction suggest or indicate that the right to use terminates on the occurrence of a condition subsequent.

12.13. "Sale at retail" or "retail sale" shall also include the installing, repairing, altering, or improving of digital goods for consumers.

Q.T. "Sale at wholesale" or "wholesale sale" means any sale of tangible personal property, digital goods, digital codes, digital automated services, prewritten computer software, custom software, customization of prewritten software to a consumer, or services described in subsection (P)(~~56~~)(~~ab~~)(1) of this section which is not a retail sale, and any charge made for labor and services rendered for persons who are not consumers, in respect to real or personal property and retail services, if such charge is expressly defined as a retail sale or retail service when rendered to or for consumers. Sale at wholesale also includes the sale of telephone business to another telecommunications company as defined in RCW 80.04.010 for the purpose of resale, as contemplated by RCW 35.21.715.

R.U. "Taxpayer" means any "person," as herein defined, required to have a business license under this chapter or liable for the collection of any tax or fee under this chapter, or who engages in any business or who performs any act for which a tax or fee is imposed by this chapter.

V. "Value of products."

1. The value of products, including by-products, extracted or manufactured, shall be determined by the gross proceeds derived from the sale thereof whether such sale is at wholesale or at retail, to which shall be added all subsidies and bonuses received from the purchaser or from any other person with respect to the extraction, manufacture, or sale of such products or by-products by the seller.

2. Where such products, including by-products, are extracted or manufactured for commercial or industrial use; and where such products, including by-products, are shipped, transported or transferred out of the City, or to another person, without prior sale or are sold under circumstances such that the gross proceeds from the sale are not indicative of the true value of the subject matter of the sale; the value shall correspond as nearly as possible to the gross proceeds from sales in this state of similar products of like quality and character, and in similar quantities by other taxpayers, plus the amount of subsidies or bonuses ordinarily payable by the purchaser or by any third person with respect to the extraction, manufacture, or sale of such products. In the absence of sales of similar products as a guide to value, such value may be determined upon a cost basis. In such cases, there shall be included every item of cost attributable to the particular article or article extracted or manufactured, including direct and indirect overhead costs. The Director may prescribe rules for the purpose of ascertaining such values. (3) Notwithstanding subsection (2) above, the value of a product manufactured or produced for purposes of serving as a prototype for the development of a new or improved product shall correspond to (a) the retail selling price of such new or improved product when first offered for sale; or (2) the value of materials incorporated into the prototype in cases in which the new or improved product is not offered for sale.

S.W. “Wholesaling” means engaging in the activity of making sales at wholesale.

Section 2. EFFECTIVE DATE. This Ordinance shall take effect January 1, 2026.

Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly called meeting thereof, held this ____ day of _____, 2025.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO 1692

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on _____, 2025, Ordinance No. 1692, entitled “AN ORDINANCE OF THE CITY OF LACEY RELATED TO BUSINESS AND OCCUPATION TAX, AMENDING LACEY MUNICIPAL CODE SECTION 3.02.04, AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance updates the City Business & Occupation (B&O) Tax Model Ordinance to reflect SB 5814, and ensures the city’s B&O tax rules comply with state law, effective January 1, 2026.
2. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: _____, 2025.

Model Ordinance

Final revised version of the City model ordinance for business & occupation tax. Dated October 2025.

The legislative intent information contained in the boxes indicates the intent of the ordinance and provide guidance for courts and administrators in the uniform interpretation of the ordinance. They should not be adopted as part of the ordinance, but as a supporting document to the ordinance.

While the tax provisions of this chapter are intended to provide a uniform methodology for levying a gross receipts tax on business entities, nothing in this chapter should be construed as limiting a city's ability to levy and collect a business privilege tax on any other basis; such as a tax on square footage, a tax on annualized full-time equivalents [head tax], graduated annual license tax, or any other tax calculated on a basis other than a gross receipts tax [gross income of the business, gross proceeds of sales, or value of products multiplied by rates.]

MODEL ORDINANCE CHAPTER ____.

.010 Purpose. [CITY MAY ENACT A "PURPOSE PROVISION" IN THIS SECTION.]

.020 Exercise of revenue license power. The provisions of this chapter shall be deemed an exercise of the power of the City to license for revenue. The provisions of this chapter are subject to periodic statutory or administrative rule changes or judicial interpretations of the ordinances or rules. The responsibility rests with the licensee or taxpayer to reconfirm tax computation procedures and remain in compliance with the City code.

Legislative intent information

This section implements Washington Constitution Article XI, Sec. 12 and RCW 35A.82.020 and 35A.11.020 (code cities); 35.22.280(32) (first class cities); RCW 35.23.440(8) (second class cities); 35.27.370(9) (towns), which give municipalities the authority to license for revenue. In the absence of a legal or constitutional prohibition, municipalities have the power to define taxation categories as they see fit in order to respond to the unique concerns and responsibilities of local government. See *Enterprise Leasing v. City of Tacoma*, 139 Wn.2d 546 (1999). It is intended that this model ordinance be uniform among the various municipalities adopting it.

.028 Administrative Provisions. The administrative provisions contained in chapter _____ shall be fully applicable to the provisions of this chapter except as expressly stated to the contrary herein.

.030 Definitions. In construing the provisions of this chapter, the following definitions shall be applied. Words in the singular number shall include the plural, and the plural shall include the singular.

"Business." "Business" includes all activities engaged in with the object of gain, benefit, or advantage to the taxpayer or to another person or class, directly or indirectly. **(Mandatory)**

"Business and occupation tax." "Business and occupation tax" or "gross receipts tax" means a tax imposed on or measured by the value of products, the gross income of the business, or the gross proceeds of sales, as the case may be, and that is the legal liability of the business. **(Mandatory)**

"Commercial or industrial use." "Commercial or industrial use" means the following uses of products, including by-products, by the extractor or manufacturer thereof:

- (1) Any use as a consumer; and
- (2) The manufacturing of articles, substances or commodities;

"Delivery" means the transfer of possession of tangible personal property between the seller and the buyer or the buyer's representative. Delivery to an employee of a buyer is considered delivery to the buyer. Transfer of possession of tangible personal property occurs when the buyer or the buyer's representative first takes

physical control of the property or exercises dominion and control over the property. Dominion and control means the buyer has the ability to put the property to the buyer's own purposes. It means the buyer or the buyer's representative has made the final decision to accept or reject the property, and the seller has no further right to possession of the property and the buyer has no right to return the property to the seller, other than under a warranty contract. A buyer does not exercise dominion and control over tangible personal property merely by arranging for shipment of the property from the seller to itself. A buyer's representative is a person, other than an employee of the buyer, who is authorized in writing by the buyer to receive tangible personal property and take dominion and control by making the final decision to accept or reject the property. Neither a shipping company nor a seller can serve as a buyer's representative. It is immaterial where the contract of sale is negotiated or where the buyer obtains title to the property. Delivery terms and other provisions of the Uniform Commercial Code (Title 62A RCW) do not determine when or where delivery of tangible personal property occurs for purposes of taxation. **(Mandatory)**

“Digital automated service,” “digital code,” and “digital goods” have the same meaning as in RCW 82.04.192. **(Mandatory)**

“Digital products” means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050(2)(g) and (6)(b). **(Mandatory)**

“Eligible gross receipts tax.” The term “eligible gross receipts tax” means a tax which:

- (1) Is imposed on the act or privilege of engaging in business activities within section .050; and
- (2) Is measured by the gross volume of business, in terms of gross receipts and is not an income tax or value added tax; and
- (3) Is not, pursuant to law or custom, separately stated from the sales price; and
- (4) Is not a sales or use tax, business license fee, franchise fee, royalty or severance tax measured by volume or weight, or concession charge, or payment for the use and enjoyment of property, property right or a privilege; and
- (5) Is a tax imposed by a local jurisdiction, whether within or without the State of Washington, and not by a Country, State, Province, or any other non-local jurisdiction above the County level. **(Mandatory)**

[Comment: This definition is worded slightly different from the state's definition (RCW 82.04.440) in that it goes into more detail in describing what constitutes an eligible gross receipts tax. In addition, it makes it very clear that an eligible gross receipts tax for which a credit can be calculated must be imposed at the local level.]

“Engaging in business” –

- (1) The term “engaging in business” means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.
- (2) This section sets forth examples of activities that constitute engaging in business in the City, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimis business activities in the City without having to register and obtain a business license or pay City business and occupation taxes. The activities listed in this section are illustrative only and are not intended to narrow the definition of “engaging in business” in subsection (1). If an activity is not listed, whether it constitutes engaging in business in the City shall be determined by considering all the facts and circumstances and applicable law.
- (3) Without being all inclusive, any one of the following activities conducted within the City by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a business license.
 - (a) Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the City.
 - (b) Owning, renting, leasing, using, or maintaining, an office, place of business, or other establishment in the City.
 - (c) Soliciting sales.

- (d) Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.
 - (e) Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.
 - (f) Installing, constructing, or supervising installation or construction of, real or tangible personal property.
 - (g) Soliciting, negotiating, or approving franchise, license, or other similar agreements.
 - (h) Collecting current or delinquent accounts.
 - (i) Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.
 - (j) Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.
 - (k) Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, consultants, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, veterinarians.
 - (l) Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.
 - (m) Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the City, acting on its behalf, or for customers or potential customers.
 - (n) Investigating, resolving, or otherwise assisting in resolving customer complaints.
 - (o) In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.
 - (p) Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.
- (4) If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the City but the following, it need not register and obtain a business license and pay tax.
- (a) Meeting with suppliers of goods and services as a customer.
 - (b) Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.
 - (c) Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.
 - (d) Renting tangible or intangible property as a customer when the property is not used in the City.
 - (e) Attending, but not participating in a "trade show" or "multiple vendor events". Persons participating at a trade show shall review the City's trade show or multiple vendor event ordinances.
 - (f) Conducting advertising through the mail.
 - (g) Soliciting sales by phone from a location outside the City.
- (5) A seller located outside the City merely delivering goods into the City by means of common carrier is not required to register and obtain a business license, provided that it engages in no other business activities in the City. Such activities do not include those in subsection (4).

The City expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the tax under the law and the constitutions of the United States and the State of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts. **(Mandatory)**

[Comment: Section (2) has been added to the State's definition of engaging in business to give guidelines and parameters to businesses in order for them to better ascertain whether or not they need to license and pay tax to the cities.]

“Extracting.” “Extracting” is the activity engaged in by an extractor and is reportable under the extracting classification. [Comment: This definition is not contained in state law; however, RCW 35.102.120 requires that the model ordinance include this definition.]

“Extractor.” “Extractor” means every person who from the person's own land or from the land of another under a right or license granted by lease or contract, either directly or by contracting with others for the necessary labor or mechanical services, for sale or for commercial or industrial use, mines, quarries, takes or produces coal, oil, natural gas, ore, stone, sand, gravel, clay, mineral or other natural resource product; or fells, cuts or takes timber, Christmas trees, other than plantation Christmas trees, or other natural products; or takes fish, shellfish, or other sea or inland water foods or products. “Extractor” does not include persons performing under contract the necessary labor or mechanical services for others; or persons meeting the definition of farmer.

“Extractor for Hire” “Extractor for hire” means a person who performs under contract necessary labor or mechanical services for an extractor.

“Gross income of the business.” “Gross income of the business” means the value proceeding or accruing by reason of the transaction of the business engaged in and includes gross proceeds of sales, compensation for the rendition of services, gains realized from trading in stocks, bonds, or other evidences of indebtedness, interest, discount, rents, royalties, fees, commissions, dividends, and other emoluments however designated, all without any deduction on account of the cost of tangible property sold, the cost of materials used, labor costs, interest, discount, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses. **(Mandatory)**

“Gross proceeds of sales.” “Gross proceeds of sales” means the value proceeding or accruing from the sale of tangible personal property, digital goods, digital codes, digital automated services or for other services rendered, without any deduction on account of the cost of property sold, the cost of materials used, labor costs, interest, discount paid, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses. **(Mandatory)**

“Manufacturing.” “Manufacturing” means the activity conducted by a manufacturer and is reported under the manufacturing classification. **(Mandatory unless you don't tax manufacturing activities)**
[Comment: This definition is not contained in state law, however RCW 35.102.120 requires that the model ordinance include this definition.]

“Manufacturer,” “to manufacture.”

- (1) “Manufacturer” means every person who, either directly or by contracting with others for the necessary labor or mechanical services, manufactures for sale or for commercial or industrial use from the person's own materials or ingredients any products. When the owner of equipment or facilities furnishes, or sells to the customer prior to manufacture, materials or ingredients equal to less than twenty percent (20%) of the total value of all materials or ingredients that become a part of the finished product, the owner of the equipment or facilities will be deemed to be a processor for hire, and not a manufacturer. **(Mandatory)** (A business not located in this City that is the owner of materials or ingredients processed for it in this City by a processor for hire shall be deemed to be engaged in business as a manufacturer in this City.) **(Optional)**

Comment: This definition differs from that found in RCW 82.04.110. The manufacturing vs. processing for hire language has been included within this definition rather than covered by rule as provided in RCW 82.04.110. The optional portion of this definition is different from the RCW in that the RCW allows for the owner of materials that are processed in Washington to be excluded as a manufacturer. It is presumed that the RCW was written in this way to encourage material owners to bring their materials into Washington to be processed by Washington processors for hire. The State chooses to forego the tax that the owner would pay on the value of the materials under the manufacturing classification. The aluminum and nuclear fuel assembly provisions were excluded since no B & O city contains these types of activities.

- (2) “To manufacture” means all activities of a commercial or industrial nature wherein labor or skill is applied, by hand or machinery, to materials or ingredients so that as a result thereof a new, different or useful product is produced for sale or commercial or industrial use, and shall include:
- (a) The production of special made or custom made articles;
 - (b) The production of dental appliances, devices, restorations, substitutes, or other dental laboratory products by a dental laboratory or dental technician;
 - (c) Crushing and/or blending of rock, sand, stone, gravel, or ore; and
 - (d) The producing of articles for sale, or for commercial or industrial use from raw materials or prepared materials by giving such materials, articles, and substances of trade or commerce new forms, qualities, properties or combinations including, but not limited to, such activities as making, fabricating, processing, refining, mixing, slaughtering, packing, aging, curing, mild curing, preserving, canning, and the preparing and freezing of fresh fruits and vegetables.

“To manufacture” shall not include the production of digital goods or the production of computer software if the computer software is delivered from the seller to the purchaser by means other than tangible storage media, including the delivery by use of a tangible storage media where the tangible storage media is not physically transferred to the purchaser. **(Mandatory)**

Comment: This definition is different from RCW 82.04.120. The cutting, delimbing, and measuring of felled, cut, or taken trees does not usually take place within cities so that was deleted. The RCW also states that some activities which are covered in other special taxing classifications at the State level are not manufacturing. Although some of these activities normally do not take place in cities we included them into manufacturing since they fall within the definition. Manufacturing activities covered in other tax classifications at the State level such as slaughtering, curing, preserving, or canning were included in this definition since the Cities do not have the other classifications.

“Person.” “Person” means any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, co-partnership, joint venture, club, company, joint stock company, business trust, municipal corporation, political subdivision of the State of Washington, corporation, limited liability company, association, society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, non-profit, or otherwise and the United States or any instrumentality thereof. **(Mandatory)**

“Retailing.” “Retailing” means the activity of engaging in making sales at retail and is reported under the retailing classification. **(Mandatory)**

Comment: This definition is not contained in state law, however RCW 35.102.120 requires that the model ordinance include this definition.

“Retail Service.” “Retail service” shall include the sale of or charge made for personal, business, or professional services including amounts designated as interest, rents, fees, admission, and other service emoluments however designated, received by persons engaging in the following business activities:

- (1) Amusement and recreation services including but not limited to golf, pool, billiards, skating, bowling, swimming, bungee jumping, ski lifts and tows, basketball, racquet ball, handball, squash, tennis, batting cages, day trips for sightseeing purposes, and others, when provided to consumers. “Amusement and recreation services” also include the provision of related facilities such as basketball courts, tennis courts, handball courts, swimming pools, and charges made for providing the opportunity to dance. The term “amusement and recreation services” does not include instructional lessons to learn a particular activity such as tennis lessons, swimming lessons, or archery lessons.
- (2) Abstract, title insurance, and escrow services;
- (3) Credit bureau services;
- (4) Automobile parking and storage garage services;

- (5) Landscape maintenance and horticultural services but excluding (i) horticultural services provided to farmers and (ii) pruning, trimming, repairing, removing, and clearing of trees and brush near electric transmission or distribution lines or equipment, if performed by or at the direction of an electric utility;
- (6) Service charges associated with tickets to professional sporting events; and
- (7) The following personal services: Physical fitness services, tanning salon services, tattoo parlor services, steam bath services, Turkish bath services, escort services, and dating services.
- (8) The term shall also include the renting or leasing of tangible personal property to consumers and the rental of equipment with an operator. **(Mandatory)**

Comment: This definition has been removed and separated from the definition of “sale at retail” since many cities have kept these activities taxable at a rate different from their “retailing” rate. The State changed these activities to retail from service a few decades ago. This separation of definitions enables those cities that have historically taxed retail sales and retail services at a different rate to continue to do so. The definition includes more examples under the amusement and recreation subsection than State’s definition and these examples originated from the State’s rule on amusement and recreation.

“Sale,” “casual or isolated sale.”

- (1) “Sale” means any transfer of the ownership of, title to, or possession of, property for a valuable consideration and includes any activity classified as a “sale at retail,” “retail sale,” or “retail service.” It includes renting or leasing, conditional sale contracts, leases with option to purchase, and any contract under which possession of the property is given to the purchaser but title is retained by the vendor as security for the payment of the purchase price. It also includes the furnishing of food, drink, or meals for compensation whether consumed upon the premises or not.
- (2) “Casual or isolated sale” means a sale made by a person who is not engaged in the business of selling the type of property involved on a routine or continuous basis. [Comment: the term “routine or continuous” comes from WAC 458-20-106.]

“Sale at retail,” “retail sale.”

- (1) “Sale at retail” or “retail sale” means every sale of tangible personal property (including articles produced, fabricated, or imprinted) to all persons irrespective of the nature of their business and including, among others, without limiting the scope hereof, persons who install, repair, clean, alter, improve, construct, or decorate real or personal property of or for consumers, other than a sale to a person who presents a resale certificate under RCW 82.04.470 and who:
 - (a) Purchases for the purpose of resale as tangible personal property in the regular course of business without intervening use by such person; or
 - (b) Installs, repairs, cleans, alters, imprints, improves, constructs, or decorates real or personal property of or for consumers, if such tangible personal property becomes an ingredient or component of such real or personal property without intervening use by such person; or
 - (c) Purchases for the purpose of consuming the property purchased in producing for sale a new article of tangible personal property or substance, of which such property becomes an ingredient or component or is a chemical used in processing, when the primary purpose of such chemical is to create a chemical reaction directly through contact with an ingredient of a new article being produced for sale; or
 - (d) Purchases for the purpose of consuming the property purchased in producing ferrosilicon which is subsequently used in producing magnesium for sale, if the primary purpose of such property is to create a chemical reaction directly through contact with an ingredient of ferrosilicon; or
 - (e) Purchases for the purpose of providing the property to consumers as part of competitive telephone service, as defined in RCW 82.04.065; ~~or The term shall include every sale of tangible personal property which is used or consumed or to be used or consumed in the performance of any activity classified as a “sale at retail” or “retail sale” even though such property is resold or utilized as provided in (a), (b), (c), (d), or (e) of this subsection following such use.~~
 - (f) Purchases for the purpose of satisfying the person's obligations under an extended warranty as defined in subsection ~~(8)~~⁽⁷⁾ of this section, if such tangible personal property replaces or becomes an

ingredient or component of property covered by the extended warranty without intervening use by such person.

The term shall include every sale of tangible personal property which is used or consumed or to be used or consumed in the performance of any activity classified as a "sale at retail" or "retail sale" even though such property is resold or utilized as provided in (a), (b), (c), (d), (e), or (f) of this subsection following such use.

The term also means every sale of tangible personal property to persons engaged in any business that is taxable under RCW 82.04.280(1)(a), (b), and (g), 82.04.290, and 82.04.2908.

- (2) "Sale at retail" or "retail sale" also means every sale of tangible personal property to persons engaged in any business activity which is taxable under .050(1)(g).
- (3) The term "sale at retail" or "retail sale" includes the sale of or charge made for personal, business, or professional services including amounts designated as interest, rents, fees, admission, and other service emoluments however designated, received by persons engaging in the following business activities:
 - (a) Information technology training services, technical support, and other services including, but not limited to, assisting with network operations and support, help desk services, in-person training related to hardware or software, network system support services, data entry services, and data processing services; or
 - (b) Custom website development services. For the purposes of this subsection (3), "website development services" means the design, development, and support of a website provided by a website developer to a customer; or
 - (c) Investigation, security services, security monitoring services, and armored car services including, but not limited to, background checks, security guard and patrol services, personal and event security, armored car transportation of cash and valuables, and security system services and monitoring. This does not include locksmith services; or
 - (d) Temporary staffing services. For the purposes of this subsection (3), "temporary staffing services" means providing workers to other businesses, except for hospitals licensed under chapter 70.41 or 71.12 RCW, for limited periods of time to supplement their workforce and fill employment vacancies on a contract or for fee basis; or
 - (e) Advertising services. (i) For the purposes of this subsection (3), "advertising services" means all digital and nondigital services related to the creation, preparation, production, or dissemination of advertisements including, but not limited to: (A) Layout, art direction, graphic design, mechanical preparation, production supervision, placement, referrals, acquisition of advertising space, and rendering advice concerning the best methods of advertising products or services; and (B) Online referrals, search engine marketing, and lead generation optimization, web campaign planning, the acquisition of advertising space in the internet media, and the monitoring and evaluation of website traffic for purposes of determining the effectiveness of an advertising campaign.
 - (ii) "Advertising services" do not include:
 - (A) Web hosting services and domain name registration;
 - (B) Services rendered in respect to the following:
 - (I) "Newspapers" as defined in RCW 82.04.214;
 - (II) Printing or publishing under RCW 82.04.280; and
 - (III) "Radio and television broadcasting" within this state as defined in RCW 82.04 (section 1, chapter 9, Laws of 2025); and
 - (C) Services rendered in respect to out-of-home advertising, including: Billboard advertising; street furniture advertising; transit advertising; place-based advertising, such as in-store display advertising or point-of-sale advertising; dynamic or static signage at live events; naming rights; and fixed signage advertising. Out-of-home advertising does not include direct mail; or
 - (f) Live presentations including, but not limited to, lectures, seminars, workshops, or courses where participants attend either in person or via the internet or telecommunications equipment that allows

audience members and the presenter or instructor to give, receive, and discuss information with each other in real time.

For the purposes of (a) through (c) and (e) of this subsection (3), the terms "sale at retail" and "retail sale" do not include a sale between members of an affiliated group as defined in RCW 82.04.299(1)(f).

(4) "Sale at retail" or "retail sale" shall include the sale of or charge made for tangible personal property consumed and/or for labor and services rendered in respect to the following:

- (a) The installing, repairing, cleaning, altering, imprinting, or improving of tangible personal property of or for consumers, including charges made for the mere use of facilities in respect thereto, but excluding charges made for the use of coin-operated laundry facilities when such facilities are situated in an apartment house, rooming house, or mobile home park for the exclusive use of the tenants thereof, and also excluding sales of laundry service to nonprofit health care facilities, and excluding services rendered in respect to live animals, birds and insects;
- (b) The constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for consumers, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation, and shall also include the sale of services or charges made for the clearing of land and the moving of earth excepting the mere leveling of land used in commercial farming or agriculture;
- (c) The charge for labor and services rendered in respect to constructing, repairing, or improving any structure upon, above, or under any real property owned by an owner who conveys the property by title, possession, or any other means to the person performing such construction, repair, or improvement for the purpose of performing such construction, repair, or improvement and the property is then reconveyed by title, possession, or any other means to the original owner;
- (d) The sale of or charge made for labor and services rendered in respect to the cleaning, fumigating, razing or moving of existing buildings or structures, but shall not include the charge made for janitorial services; and for purposes of this section the term "janitorial services" shall mean those cleaning and caretaking services ordinarily performed by commercial janitor service businesses including, but not limited to, wall and window washing, floor cleaning and waxing, and the cleaning in place of rugs, drapes and upholstery. The term "janitorial services" does not include painting, papering, repairing, furnace or septic tank cleaning, snow removal or sandblasting;
- (e) The sale of or charge made for labor and services rendered in respect to automobile towing and similar automotive transportation services, but not in respect to those required to report and pay taxes under chapter 82.16 RCW;
- (f) The sale of and charge made for the furnishing of lodging and all other services, except telephone business and cable service, by a hotel, rooming house, tourist court, motel, trailer camp, and the granting of any similar license to use real property, as distinguished from the renting or leasing of real property, and it shall be presumed that the occupancy of real property for a continuous period of one month or more constitutes a rental or lease of real property and not a mere license to use or enjoy the same. For the purposes of this subsection, it shall be presumed that the sale of and charge made for the furnishing of lodging for a continuous period of one month or more to a person is a rental or lease of real property and not a mere license to enjoy the same;
- (g) The installing, repairing, altering, or improving of digital goods for consumers;
- (h) The sale of or charge made for tangible personal property, labor and services to persons taxable under (a), (b), (c), (d), (e), (f), and (g) of this subsection when such sales or charges are for property, labor and services which are used or consumed in whole or in part by such persons in the performance of any activity defined as a "sale at retail" or "retail sale" even though such property, labor and services may be resold after such use or consumption. Nothing contained in this subsection shall be construed to modify subsection (1) of this section and nothing contained in subsection (1) of this section shall be construed to modify this subsection.

(5) "Sale at retail" or "retail sale" shall also include the providing of competitive telephone service to consumers. [Comment: Cities can only include "competitive telephone service" since telephone business is taxed under the utility tax.]

(6) “Sale at retail” or “retail sale”

(a) “Sale at retail” or “retail sale” shall also include the sale of prewritten software, custom software, and customization of prewritten computer software to a consumer, other than a sale to a person who presents a resale certificate under RCW 82.04.470, regardless of the method of delivery to the end user. For purposes of this subsection ~~(65)~~(a) the sale of the sale of prewritten computer software includes the sale of or charge made for a key or an enabling or activation code, where the key or code is required to activate prewritten computer software and put the software into use. There is no separate sale of the key or code from the prewritten computer software, regardless of how the sale may be characterized by the vendor or by the purchaser. ~~The term “sale at retail” or “retail sale” does not include the sale of or charge made for:~~

~~(i) Custom software; or~~

~~(ii) The customization of prewritten software.~~

(b)

~~(iii)~~(i) The term “sale at retail” or “retail sale” also includes the charge made to consumers for the right to access and use prewritten computer software, custom software, and customization of prewritten computer software, where possession of the software is maintained by the seller or a third party, regardless of whether the charge for the service is on a per use, per user, per license, subscription, or some other basis.

(ii) (A) The service described in (b)(i) of this subsection ~~65~~ includes the right to access and use prewritten software, custom software, and customization of prewritten computer software to perform data processing.

(B) For purposes of this subsection (b)(ii) “data processing” means the systematic performance of operations on data to extract the required information in an appropriate form or to convert the data to usable information. Data processing includes check processing, image processing, form processing, survey processing, payroll processing, claim processing, and similar activities.

(7) “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the building, repairing, or improving of any street, place, road, highway, easement, right of way, mass public transportation terminal or parking facility, bridge, tunnel, or trestle which is owned by a municipal corporation or political subdivision of the state, the State of Washington, or by the United States and which is used or to be used primarily for foot or vehicular traffic including mass transportation vehicles of any kind.

(Public road construction)

(8) “Sale at retail” or “retail sale” shall also include the sale of or charge made for an extended warranty to a consumer. For purposes of this subsection, “extended warranty” means an agreement for a specified duration to perform the replacement or repair of tangible personal property at no additional charge or a reduced charge for tangible personal property, labor, or both, or to provide indemnification for the replacement or repair of tangible personal property, based on the occurrence of specified events. The term “extended warranty” does not include an agreement, otherwise meeting the definition of extended warranty in this subsection, if no separate charge is made for the agreement and the value of the agreement is included in the sales price of the tangible personal property covered by the agreement.

(9) “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for the United States, any instrumentality thereof, or a county or city housing authority created pursuant to chapter 35.82 RCW, including the installing, or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation (government contracting).

(10) “Sale at retail” or “retail sale” shall not include the sale of services or charges made for the clearing of land and the moving of earth of or for the United States, any instrumentality thereof, or a county or city housing authority. Nor shall the term include the sale of services or charges made for cleaning up for the United States, or its instrumentalities, radioactive waste and other byproducts of weapons production and nuclear research and development. [This should be reported under the service and other classification.]

(11) “Sale at retail” or “retail sale” shall not include the sale of or charge made for labor and services rendered for environmental remedial action. [This should be reported under the service and other classification.]

(12)(a) “Sale at retail” or “retail sale” shall also include the following sales to consumers of digital goods, digital codes, and digital automated services:

- ~~(a)-(i)~~ Sales in which the seller has granted the purchaser the right of permanent use;
 - ~~(b)-(ii)~~ Sales in which the seller has granted the purchaser a right of use that is less than permanent;
 - ~~(c)-(iii)~~ Sales in which the purchaser is not obligated to make continued payment as a condition of the sale; and
 - ~~(d)-(iv)~~ Sales in which the purchaser is obligated to make continued payment as a condition of the sale.
- (b) A retail sale of digital goods, digital codes, or digital automated services under this subsection [insert reference to section .040(12)5(44)] includes any services provided by the seller exclusively in connection with the digital goods, digital codes, or digital automated services, whether or not a separate charge is made for such services.

(c) A retail sale of digital goods, digital codes, or digital automated services does not include the following services if the sale occurs between members of an affiliated group as defined in RCW 82.04.299(1)(f):

- (i) Any service that primarily involves the application of human effort by the seller, and the human effort originated after the customer requested the service;
- (ii) Live presentations, such as lectures, seminars, workshops, or courses, where participants are connected to other participants via the internet or telecommunications equipment, which allows audience members and the presenter or instructor to give, receive, and discuss information with each other in real time;
- (iii) Advertising services. For purposes of this subsection, “advertising services” means all services directly related to the creation, preparation, production, or dissemination of advertisements. Advertising services include layout, art direction, graphic design, mechanical preparation, production supervision, placement, and rendering advice to a client concerning the best methods of advertising that client’s products or services. Advertising services also include online referrals, search engine marketing and lead generation optimization, web campaign planning, the acquisition of advertising space in the internet media, and the monitoring and evaluation of website traffic for purposes of determining the effectiveness of an advertising campaign. Advertising services do not include web hosting services and domain name registration; and
- (iv) Data processing services. For purposes of this subsection, “data processing service” means a primarily automated service provided to a business or other organization where the primary object of the service is the systematic performance of operations by the service provider on data supplied in whole or in part by the customer to extract the required information in an appropriate form or to convert the data to usable information. Data processing services include check processing, image processing, form processing, survey processing, payroll processing, claim processing, and similar activities. Data processing does not include the service described in subsection (6)(b) of this section.

(d) For purposes of this subsection, “permanent” means perpetual or for an indefinite or unspecified length of time. A right of permanent use is presumed to have been granted unless the agreement between the seller and the purchaser specifies or the circumstances surrounding the transaction suggest or indicate that the right to use terminates on the occurrence of a condition subsequent.

(13) “Sale at retail” or “retail sale” shall also include the installing, repairing, altering, or improving of digital goods for consumers. **(Mandatory)**

Comment: This definition is different than RCW 82.04.050. Retail services have been given their own definition. Public road construction and government contracting has been included into this definition since the Cities do not have special tax classifications for those two activities. Environmental or nuclear waste cleanup are assigned to the service and other classification. And the sales to farmers will remain under the retailing classification. The reference to “telephone business and cable service” in subsection (3)(f) has been included to clarify to hotels and motels that such telephone services and cable services are taxable under the utility tax.

“Sale at wholesale,” “wholesale sale.” “Sale at wholesale” or “wholesale sale” means any sale of tangible personal property, digital goods, digital codes, digital automated services, prewritten computer software, custom software, customization of prewritten software to a consumer, or services described in [insert reference

to “sale at retail” section 6(b)(i)], which is not a retail sale, and any charge made for labor and services rendered for persons who are not consumers, in respect to real or personal property and retail services, if such charge is expressly defined as a retail sale or retail service when rendered to or for consumers. Sale at wholesale also includes the sale of telephone business to another telecommunications company as defined in RCW 80.04.010 for the purpose of resale, as contemplated by RCW 35.21.715. **(Mandatory)**

[The last sentence must be included since telephone business would normally be taxed under the utility tax. The wholesale treatment of telephone business to another telecommunications company is dictated by State law.]

“Services.” [Comment: RCW 35.102.120 requires that the model ordinance include this definition. However, no explicit definition will be included in this Model Ordinance until the RCW contains a definition of “service”. In the absence of a definition of “service” in state law, the Cities generally use this term and classification to include those activities that do not fall within one of the other tax classifications used by a city.]

“Taxpayer.” “Taxpayer” means any “person”, as herein defined, required to have a business license under this chapter or liable for the collection of any tax or fee under this chapter, or who engages in any business or who performs any act for which a tax or fee is imposed by this chapter.

“Value proceeding or accruing.” “Value proceeding or accruing” means the consideration, whether money, credits, rights, or other property expressed in terms of money, a person is entitled to receive or which is actually received or accrued. The term shall be applied, in each case, on a cash receipts or accrual basis according to which method of accounting is regularly employed in keeping the books of the taxpayer.

(Mandatory if you have a manufacturing tax)

“Value of products.”

- (1) The value of products, including by-products, extracted or manufactured, shall be determined by the gross proceeds derived from the sale thereof whether such sale is at wholesale or at retail, to which shall be added all subsidies and bonuses received from the purchaser or from any other person with respect to the extraction, manufacture, or sale of such products or by-products by the seller.
- (2) Where such products, including by-products, are extracted or manufactured for commercial or industrial use; and where such products, including by-products, are shipped, transported or transferred out of the City, or to another person, without prior sale or are sold under circumstances such that the gross proceeds from the sale are not indicative of the true value of the subject matter of the sale; the value shall correspond as nearly as possible to the gross proceeds from sales in this state of similar products of like quality and character, and in similar quantities by other taxpayers, plus the amount of subsidies or bonuses ordinarily payable by the purchaser or by any third person with respect to the extraction, manufacture, or sale of such products. In the absence of sales of similar products as a guide to value, such value may be determined upon a cost basis. In such cases, there shall be included every item of cost attributable to the particular article or article extracted or manufactured, including direct and indirect overhead costs. The Director may prescribe rules for the purpose of ascertaining such values. (3) Notwithstanding subsection (2) above, the value of a product manufactured or produced for purposes of serving as a prototype for the development of a new or improved product shall correspond to (a) the retail selling price of such new or improved product when first offered for sale; or (2) the value of materials incorporated into the prototype in cases in which the new or improved product is not offered for sale.

Comment: This definition is slightly different than that contained in RCW 82.04.450. The meaning is intended to be the same, and the only difference is in grammatical construction. The model also adds a sentence, taken from WAC 458-20-112, at the end of subsection (2) explaining the use of costs to ascertain the value of the products.

(Mandatory if you have manufacturing or extracting tax)

“Wholesaling.” “Wholesaling” means engaging in the activity of making sales at wholesale, and is reported under the wholesaling classification. **(Mandatory)**

[Comment: This definition is not contained in state law, however RCW 35.102.120 requires that the model ordinance include this definition.]

.050 Imposition of the tax - tax or fee levied.

- (1) Except as provided in subsection (2) of this section, there is hereby levied upon and shall be collected from every person a tax for the act or privilege of engaging in business activities within the City, whether the person's office or place of business be within or without the City. The tax shall be in amounts to be determined by application of rates against gross proceeds of sale, gross income of business, or value of products, including by-products, as the case may be, as follows:
- (a) Upon every person engaging within the City in business as an extractor; as to such persons the amount of the tax with respect to such business shall be equal to the value of the products, including by-products, extracted within the city for sale or for commercial or industrial use, multiplied by the rate of _____ of one percent (____). The measure of the tax is the value of the products, including by-products, so extracted, regardless of the place of sale or the fact that deliveries may be made to points outside the City.
 - (b) Upon every person engaging within the City in business as a manufacturer, as to such persons the amount of the tax with respect to such business shall be equal to the value of the products, including by-products, manufactured within the city, multiplied by the rate of _____ of one percent (____). The measure of the tax is the value of the products, including by-products, so manufactured, regardless of the place of sale or the fact that deliveries may be made to points outside the City.
 - (c) Upon every person engaging within the City in the business of making sales at wholesale, except persons taxable under subsection ____ of this section; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of such sales of the business without regard to the place of delivery of articles, commodities or merchandise sold, multiplied by the rate of _____ of one percent (____).
 - (d) Upon every person engaging within the City in the business of making sales at retail, as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of such sales of the business, without regard to the place of delivery of articles, commodities or merchandise sold, multiplied by the rate of _____ of one percent (____).
 - (e) Upon every person engaging within the City in the business of (i) printing, (ii) both printing and publishing newspapers, magazines, periodicals, books, music, and other printed items, (iii) publishing newspapers, magazines and periodicals, (iv) extracting for hire, and (v) processing for hire; as to such persons, the amount of tax on such business shall be equal to the gross income of the business multiplied by the rate of _____ of one percent (____).
 - (f) Upon every person engaging within the City in the business of making sales of retail services; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of sales multiplied by the rate of _____ of one percent (____).
 - (g) Upon every other person engaging within the City in any business activity other than or in addition to those enumerated in the above subsections; as to such persons, the amount of tax on account of such activities shall be equal to the gross income of the business multiplied by the rate of _____ of one percent (____). This subsection includes, among others, and without limiting the scope hereof (whether or not title to material used in the performance of such business passes to another by accession, merger or other than by outright sale), persons engaged in the business of developing, or producing custom software or of customizing canned software, producing royalties or commissions, and persons engaged in the business of rendering any type of service which does not constitute a sale at retail, a sale at wholesale, or a retail service.
[Comment: Most cities do not use all of the classifications listed above, so they need only adopt those that are imposed within their jurisdictions.] (**Mandatory** wording for those classifications that are adopted).
- (2) The gross receipts tax imposed in this section shall not apply to any person whose gross proceeds of sales, gross income of the business, and value of products, including by-products, as the case may be, from all activities conducted within the City during any calendar year is equal to or less than \$20,000, or is equal to or less than \$5,000 during any quarter if on a quarterly reporting basis.

(Subsection (2) is Mandatory)

.060 Doing business with the City. - Repealed effective January 1, 2008.

.070 Multiple activities credit when activities take place in one or more cities with eligible gross receipt taxes.

- (1) Persons who engage in business activities that are within the purview of two (2) or more subsections of .050 shall be taxable under each applicable subsection.
- (2) Notwithstanding anything to the contrary herein, if imposition of the City's tax would place an undue burden upon interstate commerce or violate constitutional requirements, a taxpayer shall be allowed a credit to the extent necessary to preserve the validity of the City's tax, and still apply the City tax to as much of the taxpayer's activities as may be subject to the City's taxing authority.
- (3) To take the credit authorized by this section, a taxpayer must be able to document that the amount of tax sought to be credited was paid upon the same gross receipts used in computing the tax against which the credit is applied.
- (4) Credit for persons that sell in the City products that they extract or manufacture. Persons taxable under the retailing or wholesaling classification with respect to selling products in this City shall be allowed a credit against those taxes for any eligible gross receipts taxes paid (a) with respect to the manufacturing of the products sold in the City, and (b) with respect to the extracting of the products, or the ingredients used in the products, sold in the City. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the sale of those products.
- (5) Credit for persons that manufacture products in the City using ingredients they extract. Persons taxable under the manufacturing classification with respect to manufacturing products in this City shall be allowed a credit against those taxes for any eligible gross receipts tax paid with respect to extracting the ingredients of the products manufactured in the City. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the manufacturing of those products.
- (6) Credit for persons that sell within the City products that they print, or publish and print. Persons taxable under the retailing or wholesaling classification with respect to selling products in this City shall be allowed a credit against those taxes for any eligible gross receipts taxes paid with respect to the printing, or the printing and publishing, of the products sold within the City. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the sale of those products. **(Mandatory)**

[Comment: The wording in this section .070 is not quite the same as RCW 35.102.060 (1). Subsection (1) is the same as (a) in RCW 35.102.060. Subsection (2) has the same meaning although the cities add the last phrase that the tax will be subjected to the greatest extent possible. Subsection (3) is not included in RCW 35.102.060—it merely states that the taxpayer must have records or proof that it paid another eligible gross receipts tax to another local jurisdiction.

In the case of manufacturing products that have been partially manufactured in another location with an eligible gross receipt tax, the cities have chosen to give a deduction and only tax the incremental increase in the value of the product. This should provide an equal or better treatment to the manufacturer than the credit provision contained in RCW 35.102.060 (1)(d). (Refer to subsection .075(2) below.)]

Legislative intent information

This section provides a tax credit for taxpayers engaged in multiple taxable activities. The section provides a credit against eligible selling or manufacturing taxes imposed by the City for extracting or manufacturing taxes paid to the City or to any other local jurisdiction with respect to the same products. The tax credit does not depend upon whether a person that sells in the City extracts or manufactures in the City or in another jurisdiction to which it has paid an eligible gross receipts tax. The tax credit does not depend on whether a person that manufactures in the City extracts in the City or in another jurisdiction to which it has paid an eligible gross receipts tax. The credit is available to any person that pays an eligible gross receipts tax on the applicable activities, regardless of where it conducts business. The result of this section is that a city in which

selling takes place gives up the tax to the manufacturing jurisdiction and the manufacturing jurisdiction gives up the tax to the extracting jurisdiction, whether those jurisdictions are inside or outside the State of Washington.

.075 Deductions to prevent multiple taxation of manufacturing activities and prior to January 1, 2008, transactions involving more than one city with an eligible gross receipts tax.

- (1) Amounts subject to an eligible gross receipts tax in another city that also maintains nexus over the same activity. For taxes due prior to January 1, 2008, a taxpayer that is subject to an eligible gross receipts tax on the same activity in more than one jurisdiction may be entitled to a deduction as follows:
- (a) A taxpayer that has paid an eligible gross receipts tax, with respect to a sale of goods or services, to a jurisdiction in which the goods are delivered or the services are provided may deduct an amount equal to the gross receipts used to measure that tax from the measure of the tax owed to the City.
 - (b) Notwithstanding the above, a person that is subject to an eligible gross receipts tax in more than one jurisdiction on the gross income derived from intangibles such as royalties, trademarks, patents, or goodwill shall assign those gross receipts to the jurisdiction where the person is domiciled (its headquarters is located).
 - (c) A taxpayer that has paid an eligible gross receipts tax on the privilege of accepting or executing a contract with another city may deduct an amount equal to the contract price used to measure the tax due to the other city from the measure of the tax owed to the City. **(Mandatory)**

Legislative intent information

This section establishes deductions to be applied when a single taxable activity is taxable by more than one jurisdiction that imposes an eligible gross receipts tax for taxes due prior to January 1, 2008. Prior to January 1, 2008, under Washington State Law, more than one city that has established nexus can include 100% of the gross receipts from that transaction in its tax base. However, to eliminate the possibility of the same sale or service being taxed more than once by cities that maintain nexus and an eligible gross receipts tax, the cities have provided this deduction to taxpayers. For taxes due after January 1, 2008, the apportionment provisions in section .077 will provide the mechanism for all activities except manufacturing.

Sales. A taxpayer that has paid an eligible gross receipts tax on the sale to the jurisdiction where the product is delivered may deduct the gross receipts used to measure that tax from the measure of the tax owed to another jurisdiction on the sale. If a taxpayer has not paid tax to the jurisdiction where the product is delivered, then no deduction is allowed. The sale shall be taxed by the city where the office or place of business that generated the sale is located.

Service. A taxpayer that has paid an eligible gross receipts tax on services to the jurisdiction where the service is performed may deduct the gross receipts used to measure that tax from the measure of the tax owed to another jurisdiction on that service. If a taxpayer has not paid tax to the jurisdiction where the service is performed, then the service income shall be taxed by the city where the office or place of business that generated the sale is located. For both sales and services, the order of taxing rights is delivery city, first; and business office location, second.

General Business Activities Other Than Services. The eligible gross receipts tax on income derived from intangibles such as royalties, licenses, trademarks, patents and goodwill, and reportable under the general business classification .050 (7), shall be assigned to the domicile/headquarters office.

Conducting Business with Another City. A taxpayer that has paid an eligible gross receipts tax on the privilege of accepting or executing a contract with a city may deduct the contract price used to measure the tax from the measure of the tax owed to another city on the same activity.

- (2) Person manufacturing products within and without. A person manufacturing products within the City using products manufactured by the same person outside the City may deduct from the measure of the manufacturing tax the value of products manufactured outside the City and included in the measure of an eligible gross receipts tax paid to the other jurisdiction with respect to manufacturing such products. **(Mandatory)**

.076 Assignment of gross income derived from intangibles.

Gross income derived from the sale of intangibles such as royalties, trademarks, patents, or goodwill shall be assigned to the jurisdiction where the person is domiciled (its headquarters is located).

.077 Allocation and apportionment of income when activities take place in more than one jurisdiction.

Effective January 1, 2008, gross income, other than persons subject to the provisions of chapter 82.14A RCW, shall be allocated and apportioned as follows:

- (1) Gross income derived from all activities other than those taxed as service or royalties under _____ [insert city code reference to .050(1)(g)] shall be allocated to the location where the activity takes place.
- (2) In the case of sales of tangible personal property, the activity takes place where delivery to the buyer occurs.
- (3) In the case of sales of digital products, the activity takes place where delivery to the buyer occurs. The delivery of digital products will be deemed to occur at:
 - (a) The seller's place of business if the purchaser receives the digital product at the seller's place of business;
 - (b) If not received at the seller's place of business, the location where the purchaser or the purchaser's donee, designated as such by the purchaser, receives the digital product, including the location indicated by instructions for delivery to the purchaser or donee, known to the seller;
 - (c) If the location where the purchaser or the purchaser's donee receives the digital product is not known, the purchaser's address maintained in the ordinary course of the seller's business when use of this address does not constitute bad faith;
 - (d) If no address for the purchaser is maintained in the ordinary course of the seller's business, the purchaser's address obtained during the consummation of the sale, including the address of a purchaser's payment instrument, if no other address is available, when use of this address does not constitute bad faith; and
 - (e) If no address for the purchaser is obtained during the consummation of the sale, the address where the digital good or digital code is first made available for transmission by the seller or the address from which the digital automated service or service described in RCW 82.04.050 (2)(g) or (6)(b) was provided, disregarding for these purposes any location that merely provided the digital transfer of the product sold.
- (4) If none of the methods in subsection [insert city code reference to .077(3)] for determining where the delivery of digital products occurs are available after a good faith effort by the taxpayer to apply the methods provided in subsections [insert city code reference to .077(3)(a) through .077(3)(e)], then the city and the taxpayer may mutually agree to employ any other method to effectuate an equitable allocation of income from the sale of digital products. The taxpayer will be responsible for petitioning the city to use an alternative method under this subsection [insert city code reference to .077(D)]. The city may employ an alternative method for allocating the income from the sale of digital products if the methods provided in subsections [insert city code reference to .077(3)(a) through .077(3)(e)] are not available and the taxpayer and the city are unable to mutually agree on an alternative method to effectuate an equitable allocation of income from the sale of digital products.
- (5) For purposes of subsections [insert city code reference to .077(3)(a) through .077(3)(e)], the following definitions apply:
 - (a) "Digital automated services," "digital codes," and "digital goods" have the same meaning as in RCW 82.04.192;
 - (b) "Digital products" means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050 (2)(g) and (6)(c); and
 - (c) "Receive" has the same meaning as in RCW 82.32.730.
- (6) [Effective January 1, 2020] Gross income derived from activities taxed as services and other activities taxed under _____ [insert city code reference to .050(1)(g)] shall be apportioned to the city by multiplying apportionable income by a fraction, the numerator of which is the payroll factor plus the service income factor and the denominator of which is two.

- (a) The payroll factor is a fraction, the numerator of which is the total amount paid in the city during the tax period by the taxpayer for compensation and the denominator of which is the total compensation paid everywhere during the tax period. Compensation is paid in the city if:
 - (i) The individual is primarily assigned within the city;
 - (ii) The individual is not primarily assigned to any place of business for the tax period and the employee performs fifty percent or more of his or her service for the tax period in the city; or
 - (iii) The individual is not primarily assigned to any place of business for the tax period, the individual does not perform fifty percent or more of his or her service in any city and the employee resides in the city.
- (b) The service income factor is a fraction, the numerator of which is the total service income of the taxpayer in the city during the tax period, and the denominator of which is the total service income of the taxpayer everywhere during the tax period. Service income is in the city if the customer location is in the city.
- (c) Gross income of the business from engaging in an apportionable activity must be excluded from the denominator of the service income factor if, in respect to such activity, at least some of the activity is performed in the city, and the gross income is attributable under (b) of this subsection (6) to a city or unincorporated area of a county within the United States or to a foreign country in which the taxpayer is not taxable. For purposes of this subsection (6)(c), "not taxable" means that the taxpayer is not subject to a business activities tax by that city or county within the United States or by that foreign country, except that a taxpayer is taxable in a city or county within the United States or in a foreign country in which it would be deemed to have a substantial nexus with the city or county within the United States or with the foreign country under the standards in RCW 35.102.050 regardless of whether that city or county within the United States or that foreign country imposes such a tax.
- (d) If the allocation and apportionment provisions of this subsection (6) do not fairly represent the extent of the taxpayer's business activity in the city the taxpayer may petition for or the tax administrators may require, in respect to all or any part of the taxpayer's business activity, if reasonable:
 - (i) Separate accounting;
 - (ii) The exclusion of any one or more of the factors;
 - (iii) The inclusion of one or more additional factors that will fairly represent the taxpayer's business activity in the city; or
 - (iv) The employment of any other method to effectuate an equitable allocation and apportionment of the taxpayer's income.
- (e) The party petitioning for, or the tax administrator requiring, the use of any method to effectuate an equitable allocation and apportionment of the taxpayer's income pursuant to subsection (d) of this subsection (6) must prove by a preponderance of the evidence:
 - (i) That the allocation and apportionment provisions of this subsection (6) do not fairly represent the extent of the taxpayer's business activity in the city; and
 - (ii) That the alternative to such provisions is reasonable.

The same burden of proof shall apply whether the taxpayer is petitioning for, or the tax administrator is requiring, the use of an alternative, reasonable method to effectuate an equitable allocation and apportionment of the taxpayer's income.
- (f) If the tax administrator requires any method to effectuate an equitable allocation and apportionment of the taxpayer's income, the tax administrator cannot impose any civil or criminal penalty with reference to the tax due that is attributable to the taxpayer's reasonable reliance solely on the allocation and apportionment provisions of this subsection (6).
- (g) A taxpayer that has received written permission from the tax administrator to use a reasonable method to effectuate an equitable allocation and apportionment of the taxpayer's income shall not have that permission revoked with respect to transactions and activities that have already occurred unless there has been a material change in, or a material misrepresentation of, the facts provided by the taxpayer upon which the tax administrator reasonably relied in approving a reasonable alternative method.
- (7) The definitions in this subsection apply throughout this section.
 - (a) "**Apportionable income**" means the gross income of the business taxable under the service classifications of a city's gross receipts tax, including income received from activities outside the city if

the income would be taxable under the service classification if received from activities within the city, less any exemptions or deductions available.

- (b) **“Business activities tax”** means a tax measured by the amount of, or economic results of, business activity conducted in a city or county within the United States or within a foreign country. The term includes taxes measured in whole or in part on net income or gross income or receipts. “Business activities tax” does not include a sales tax, use tax, or a similar transaction tax, imposed on the sale or acquisition of goods or services, whether or not denominated a gross receipts tax or a tax imposed on the privilege of doing business.
- (c) **“Compensation”** means wages, salaries, commissions, and any other form of remuneration paid to individuals for personal services that are or would be included in the individual's gross income under the federal internal revenue code.
- (d) **“Customer”** means a person or entity to whom the taxpayer makes a sale or renders services or from whom the taxpayer otherwise receives gross income of the business.
- (e) **“Customer location”** means the following:
 - (i) For a customer not engaged in business, if the service requires the customer to be physically present, where the service is performed.
 - (ii) For a customer not engaged in business, if the service does not require the customer to be physically present:
 - (A) The customer's residence; or
 - (B) If the customer's residence is not known, the customer's billing/mailling address.
 - (iii) For a customer engaged in business:
 - (A) Where the services are ordered from;
 - (B) At the customer's billing/mailling address if the location from which the services are ordered is not known; or
 - (C) At the customer's commercial domicile if none of the above are known.
- (f) **“Individual”** means any individual who, under the usual common law rules applicable in determining the employer-employee relationship, has the status of an employee of that taxpayer.
- (g) **“Primarily assigned”** means the business location of the taxpayer where the individual performs his or her duties.
- (h) **“Service-taxable income”** or **“service income”** means gross income of the business subject to tax under either the service or royalty classification.
- (i) **“Tax period”** means the calendar year during which tax liability is accrued. If taxes are reported by a taxpayer on a basis more frequent than once per year, taxpayers shall calculate the factors for the previous calendar year for reporting in the current calendar year and correct the reporting for the previous year when the factors are calculated for that year, but not later than the end of the first quarter of the following year.
- (8) Assignment or apportionment of revenue under this Section shall be made in accordance with and in full compliance with the provisions of the interstate commerce clause of the United States Constitution where applicable.

(Mandatory – Effective January 1, 2020)

Legislative intent information

For tax periods after January 1, 2020, Substitute House Bill 1403 further simplifies the administration of municipal business and occupation tax apportionment by (1) adopting a consistent sourcing hierarchy; (2) adopting market-based sourcing in the income factor; (3) establishing a rule that excludes service receipts from the income factor denominator attributable to jurisdictions where the taxpayer would not be subject to tax; and (4) establishing a consistent burden of proof for application of an alternative apportionment method. There are no changes to the payroll factor.

For periods prior to January 1, 2020, the following language is still in effect:

Sec. 0.077(6)(b) provides “The service income factor is a fraction, the numerator of which is the total service income of the taxpayer in the city during the tax period, and the denominator of which is the total service income of the taxpayer everywhere during the tax period. Service income is in the city if:

- (i) The customer location is in the city; or
- (ii) The income-producing activity is performed in more than one location and a greater proportion of the service-income-producing activity is performed in the city than in any other location, based on costs of performance, and the taxpayer is not taxable at the customer location; or
- (iii) The service-income-producing activity is performed within the city, and the taxpayer is not taxable in the customer location.”

Sec. 0.077(7)(d) provides “Customer location” means the city or unincorporated area of a county where the majority of the contacts between the taxpayer and the customer take place.

Sec. 0.077(7)(h) provides “Taxable in the customer location” means either that a taxpayer is subject to a gross receipts tax in the customer location for the privilege of doing business, or that the government where the customer is located has the authority to subject the taxpayer to gross receipts tax regardless of whether, in fact, the government does so.

.078 Allocation and apportionment of printing and publishing income when activities take place in more than one jurisdiction.

Notwithstanding RCW 35.102.130, effective January 1, 2008, gross income from the activities of printing, and of publishing newspapers, periodicals, or magazines, shall be allocated to the principal place in this state from which the taxpayer's business is directed or managed. As used in this section until December 31, 2023, the activities of printing, and of publishing newspapers, periodicals, or magazines, have the same meanings as attributed to those terms in RCW 82.04.280(1) by the department of revenue. Beginning January 1, 2024, until January 1, 2034, as used in this section, the activities of printing, and of publishing newspapers and periodicals or magazines are those activities to which the exemption in RCW 82.04.759 and the tax rate in RCW 82.04.280(1)(a) apply.

Legislative intent information

This section is required by RCW 35.102.150 and provides that printing and publishing income shall be allocated to the city in which taxpayer's business is directed or managed. This section is not mandatory for the model ordinance, but the tax treatment is required by RCW 35.102.150.

This section defines the sourcing of gross income arising from the activities of printing, and publishing newspapers, periodicals, or magazines. The changes effective January 1, 2024 modify only the definition of printing, and of publishing newspapers and periodicals or newspapers in accordance with ESS2B 5199 (2023). This section does not constitute an adoption of the State of Washington business and occupation tax exemption for gross income arising from the activities of printing, and of publishing newspapers, or the tax rate that applies to the activities of printing and of publishing periodicals or magazines

.090 Exemptions.

- (1) **Public utilities.** This chapter shall not apply to any person in respect to a business activity with respect to which tax liability is specifically imposed under the provisions of [local utility tax cite].
- (2) **Investments - dividends from subsidiary corporations.** This chapter shall not apply to amounts derived by persons, other than those engaging in banking, loan, security, or other financial businesses, from investments or the use of money as such, and also amounts derived as dividends by a parent from its subsidiary corporations.
- (3) **Insurance business.** This chapter shall not apply to amounts received by any person who is an insurer or their appointed insurance producer upon which a tax based on gross premiums is paid to the state pursuant to RCW 48.14.020, and provided further, that the provisions of this subsection shall not exempt any bonding company from tax with respect to gross income derived from the completion of any contract as to which it is a surety, or as to any liability as successor to the liability of the defaulting contractor.
- (4) **Employees.**

- (a) This chapter shall not apply to any person in respect to the person's employment in the capacity as an employee or servant as distinguished from that of an independent contractor. For the purposes of this subsection, the definition of employee shall include those persons that are defined in the Internal Revenue Code, as hereafter amended.
- (b) A booth renter is an independent contractor for purposes of this chapter.
- (5) **Amounts derived from sale of real estate.** This chapter shall not apply to gross proceeds derived from the sale of real estate. This, however, shall not be construed to allow an exemption of amounts received as commissions from the sale of real estate, nor as fees, handling charges, discounts, interest or similar financial charges resulting from, or relating to, real estate transactions. This chapter shall also not apply to amounts received for the rental of real estate if the rental income is derived from a contract to rent for a continuous period of thirty (30) days or longer.
- (6) **Mortgage brokers' third-party provider services trust accounts.** This chapter shall not apply to amounts received from trust accounts to mortgage brokers for the payment of third-party costs if the accounts are operated in a manner consistent with RCW 19.146.050 and any rules adopted by the director of financial institutions.
- (7) **Amounts derived from manufacturing, selling or distributing motor vehicle fuel.** This chapter shall not apply to the manufacturing, selling, or distributing motor vehicle fuel, as the term "motor vehicle fuel" is defined in RCW 82.38.020 and exempt under RCW 82.38.280, provided that any fuel not subjected to the state fuel excise tax, or any other applicable deduction or exemption, will be taxable under this chapter.
- (Mandatory)**
- (8) **Amounts derived from liquor, and the sale or distribution of liquor.** This chapter shall not apply to liquor as defined in RCW 66.04.010 and exempt in RCW 66.08.120. **(Mandatory)**
- (9) **Casual and isolated sales.** This chapter shall not apply to the gross proceeds derived from casual or isolated sales.
- (10) **Accommodation sales.** This chapter shall not apply to sales for resale by persons regularly engaged in the business of making retail sales of the type of property so sold to other persons similarly engaged in the business of selling such property where (1) the amount paid by the buyer does not exceed the amount paid by the seller to the vendor in the acquisition of the article and (2) the sale is made as an accommodation to the buyer to enable the buyer to fill a bona fide existing order of a customer or is made within fourteen days to reimburse in kind a previous accommodation sale by the buyer to the seller.
- (11) **Taxes collected as trust funds.** This chapter shall not apply to amounts collected by the taxpayer from third parties to satisfy third party obligations to pay taxes such as the retail sales tax, use tax, and admission tax.

.100 Deductions. In computing the license fee or tax, there may be deducted from the measure of tax the following items:

- (1) **Receipts from tangible personal property delivered outside the State.** In computing tax, there may be deducted from the measure of tax under retailing or wholesaling amounts derived from the sale of tangible personal property that is delivered by the seller to the buyer or the buyer's representative at a location outside the State of Washington. **(Mandatory)**
- (2) **Cash discount taken by purchaser.** In computing tax, there may be deducted from the measure of tax the cash discount amounts actually taken by the purchaser. This deduction is not allowed in arriving at the taxable amount under the extracting or manufacturing classifications with respect to articles produced or manufactured, the reported values of which, for the purposes of this tax, have been computed according to the "value of product" provisions.
- (3) **Credit losses of accrual basis taxpayers.** In computing tax, there may be deducted from the measure of tax the amount of credit losses actually sustained by taxpayers whose regular books of account are kept upon an accrual basis.
- (4) **Constitutional prohibitions.** In computing tax, there may be deducted from the measure of the tax amounts derived from business which the City is prohibited from taxing under the Constitution of the State of Washington or the Constitution of the United States. **(Mandatory)**
- (5) **Receipts from the Sale of Tangible Personal Property and Retail Services Delivered Outside the City but Within Washington.** Effective January 1, 2008, amounts included in the gross receipts reported

on the tax return derived from the sale of tangible personal property delivered to the buyer or the buyer's representative outside the City but within the State of Washington may be deducted from the measure of tax under the retailing, retail services, or wholesaling classification.

- (6) **Professional employer services.** In computing the tax, a professional employer organization may deduct from the calculation of gross income the gross income of the business derived from performing professional employer services that is equal to the portion of the fee charged to a client that represents the actual cost of wages and salaries, benefits, workers' compensation, payroll taxes, withholding, or other assessments paid to or on behalf of a covered employee by the professional employer organization under a professional employer agreement.
- (7) **Interest on investments or loans secured by mortgages or deeds of trust.** In computing tax, to the extent permitted by Chapter 82.14A RCW, there may be deducted from the measure of tax by those engaged in banking, loan, security or other financial businesses, amounts derived from interest received on investments or loans primarily secured by first mortgages or trust deeds on non-transient residential properties.

Legislative intent information

Subsection (6) is required by RCW 35.102.160 and provides that professional employer organizations may deduct the portion of fees for actual costs of employee wages and other benefits and taxes from gross income. This deduction is not mandatory for the model ordinance, but the tax treatment is required by RCW 35.102.160 and is taken from RCW 82.04.540(2).

.120 Tax part of overhead.

It is not the intention of this chapter that the taxes or fees herein levied upon persons engaging in business be construed as taxes or fees upon the purchasers or customer, but that such taxes or fees shall be levied upon, and collectible from, the person engaging in the business activities herein designated and that such taxes or fees shall constitute a part of the cost of doing business of such persons.

.130 Severability Clause.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

Note: The following Items contained in the model ordinance guidelines are omitted from this Core model ordinance.

Definitions omitted:

- (1) Advancement, Reimbursement
- (2) Agricultural Product
- (3) Artistic or cultural organization
- (4) Consumer
- (5) In this City, within the City
- (6) Newspaper
- (7) Non-profit organization or non-profit corporation
- (8) Office, or Place of business
- (9) Precious metal bullion or monetized bullion
- (10) Product, byproduct
- (11) Royalties
- (12) Software, canned software, custom software, customization of canned software, master copies, retained rights
- (13) Tuition fee

Sections omitted:

- (.040) Agency—sales and services by agent, consignee, bailee, factor or auctioneer
- (.110) Application to City's business activities.

Exemptions and Deductions omitted:

Numerous exemptions and deductions—compare with model guidelines to see if you need additional exemptions or deductions.

NOTE: Because of the wording contained in Section .050(2), cities should ensure that their licensing or registration section contains the authority to impose the license or registration. Section .050(2) is intended to relieve persons engaging in business activities that total equal to or less than \$20,000 from tax obligations – but not from license or registration fee requirements.



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: 2026 Budget Ordinance

RECOMMENDATION: Motion: Adopt Ordinance No. 1693, setting the total 2026 budget in the amount of \$224,954,147 and the General Fund total budget in the amount of \$74,396,916.

STAFF CONTACT: Rick Walk, City Manager *RW*
Troy Woo, Finance Director *TW*
Chelsea Knight, Acting Financial Services Manager *CK*

ORIGINATED BY: Finance Department

ATTACHMENTS: 1. Ordinance No. 1693

FISCAL NOTE: 2026 Total Budget \$224,954,147
2026 General Fund Budget \$74,396,916

**WORK PLAN GOAL
AND STRATEGY:** None

PRIOR REVIEW: Public revenue hearing and (11/3/25) and two public hearings on the budget (11/18/25 and 12/2/25) were conducted.

BACKGROUND:

After many hours of dedicated effort by the City Council and staff, the 2026 Budget process has reached its final stage.

The budget ordinance that is presented for your consideration contains the following changes to the Proposed 2026 Budget document that was presented on October 21, 2025:

- The property tax projection increased a net of \$106,695 due to the 2025 refund levy calculation and a slight decrease to the new construction credit. This overall increase reduces the reliance on the use of the Budget Policy Implementation reserves to balance the proposed budget.
- A \$20,659 increase to the joint animal services administrative support fee.
- \$6,373 increase to the City's Long Lake Management District annual assessments.

- The Proposed 2026 Budget has been adjusted to reflect the Lodging Tax Advisory Committee's 2026 funding recommendations. The proposed recommendations impact the Regional Athletic Complex (RAC) Maintenance and Operations and the Current Expense (Parks, Culture and Recreation Department) funds.
- Two Department of Health fees for the Water Fund will be increasing a total of \$5,000 in 2026.
- The capital budgets for the Water, Wastewater and Stormwater utilities increased due to the addition of the design of two minor projections. The total net impact of the additions was \$30,000.
- On November 20, the Thurston County Assessor's Office released the 2026 certified assessed values used for property tax calculations. Lacey's new construction credit decreased from \$73,279,975 to \$68,479,975, resulting in a \$3,371 reduction in projected property tax revenue. This shortfall will require an increased reliance on the General Fund's \$3.0 million Budget Policy Implementation committed reserve.
- The Police Department is currently renewing and updating its agreement with Olympic Health and Recovery Services for Mobile Outreach Team (MOT) and Designated Crisis Responder (DCR) services. The proposed agreement expands the team from four to five positions. For 2026, the budgeted cost of these services is expected to increase by \$95,808, which will be funded through the \$3.0 million Budget Policy Implementation committed reserve. The total net budget impact is \$191,616, as the adjustment also increases transfers between the Current Expense Fund and the Public Safety Fund due to sales tax revenues no longer fully covering the original expenditures anticipated during the planning for Proposition One sales tax.
- The final repayment schedule Water Fund Public Works Board loan was recently calculated. The 2026 loan payment was calculated to be \$69,975 higher than staff's calculation. The net increase of this change is \$139,950 because this adjustment also increases transfers between the Water Capital Fund and the Water Debt Fund.

The total Proposed 2026 Budget is \$224,954,147. This is a decrease of \$91,815,418 compared to the amended 2025 Budget. Lower capital expenditures and the exclusion of one-time capital transfers compared to 2025 are helping to offset rising labor costs.

The total proposed General Fund Budget is \$74,396,916. This is a decrease of \$14,492,754 or 16.3 percent compared to the amended 2025 General Fund Budget. The decrease in General Fund Budget expenditures is primarily due to the reduction in one-time capital transfers associated with the construction of Greg Cuoio Park Phase 1A. However, this is partially offset by increases driven by inflationary growth in labor costs.

The proposed 2026 General Fund Budget is balanced through the use of \$2,991,304 from the City Council's Budget Policy Implementation committed reserve, which fully covers the projected 2026 General Fund gap.

Development of the City's three-pronged long-term strategy, enhancing revenues, evaluating service levels and priorities and advancing economic development investment initiatives, will continue throughout 2026. This work is essential to achieving a structurally balanced 2027 Budget without reliance on reserves. Meanwhile, the 2026 Budget prioritizes maintaining service levels, preserving key infrastructure assets, funding essential capital projects, advancing City Council priorities, and planning for Lacey's long-term growth and resilience.

NEXT STEPS:

Staff recommends the Lacey City Council take action by proceeding with Option 1.

Option 1: Motion to adopt Ordinance No. 1693 authorizing the 2026 Budget.

Option 2: Motion amending proposed Ordinance No. 1693 to authorize amounts different than currently proposed.

Option 3: Some other option not contemplated in the above options.

ORDINANCE NO. 1693

CITY OF LACEY

AN ORDINANCE ADOPTING THE ANNUAL BUDGET OF THE CITY OF LACEY FOR THE 2026 FISCAL YEAR AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City Manager of the City of Lacey has prepared and submitted to the City Council the preliminary budget of the fiscal year ending December 31, 2026, and has filed this preliminary budget with the City Clerk, and

WHEREAS, notice of the legislative budget hearings were published in the official newspaper of the City once a week for two consecutive weeks designating the dates, the times, and the place of said public hearings, and

WHEREAS, the City Council, at two public hearings held at Lacey City Hall on November 18, 2025 and December 2, 2025, did meet to consider the fixing of the final budget, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. The preliminary budget of the City of Lacey for the fiscal year 2026, on file with the City Clerk, as presented at the public hearings held on November 18, 2025 and December 2, 2025, as modified by the City Council after such hearings, and each and every item thereof including the salaries and positions contained therein or attached thereto, is incorporated by reference and adopted as the final budget of the City of Lacey for the fiscal year 2026. The totals of estimated revenues and appropriations for each fund and the aggregate totals for all such funds combined in said budget are as follows:

<u>FUND NAME</u>	<u>ESTIMATED REVENUE</u>	<u>ESTIMATED EXPENDITURE</u>
<i>City of Lacey Budget:</i>		
Current Expense Fund	\$ 61,999,390	\$ 61,999,390
Criminal Justice Fund	1,582,403	1,582,403
Public Safety Fund	2,575,938	2,575,938
Community Buildings Fund	962,886	962,886
Regional Athletic Complex Fund	1,537,994	1,537,994
City Street Fund	5,005,269	5,005,269
Arterial Street Fund	7,142,500	7,142,500
Transportation Improvement Fund	5,380,000	5,380,000

Lodging Tax Fund	685,239	685,239
Community Dev. Block Grant Fund	850	850
Hick Lake Management District Fund	50,099	50,099
GO Debt Fund	2,284,954	2,284,954
LID Debt Fund	149,132	149,132
Building Improvement Fund	3,255,462	3,255,462
Capital Equipment Fund	733,036	733,036
Parks & Open Space Fund	24,810	24,810
Capital Project Revenue Fund	2,378,711	2,378,711
Regional Athletic Complex Capital Fund	2,492,200	2,492,200
Water Utility Fund	26,568,039	26,568,039
Wastewater Utility Fund	29,815,305	29,815,305
Stormwater Utility Fund	6,204,191	6,204,191
Reclaimed Water Utility Fund	2,458	2,458
Water Capital Fund	26,118,726	26,118,726
Wastewater Capital Fund	12,788,382	12,788,382
Stormwater Capital Fund	2,522,140	2,522,140
Reclaimed Capital Fund	47,750	47,750
Water Debt Fund	6,119,213	6,119,213
Wastewater Debt Fund	3,653,211	3,653,211
Stormwater Debt Fund	2,354,928	2,354,928
Equipment Rental Fund	6,474,561	6,474,561
Information Mgmt Services Fund	4,044,370	4,044,370
TOTAL CITY OF LACEY FUNDS	\$ 224,954,147	\$ 224,954,147
<i>Joint Animal Services Budget</i>	<i>\$ 3,941,921</i>	<i>\$ 3,941,921</i>

Section 2. Upon adoption of this ordinance, the City Clerk shall transmit a complete copy of the final budget to the Division of Municipal Corporations in the office of the Washington State Auditor and the Association of Washington Cities.

Section 3. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, THIS
16th DAY OF DECEMBER, 2025.

Mayor, Andy Ryder

ATTEST:

Elissa Fontaine, City Clerk

Approved as to Form:

City Attorney, David Schneider

Publish: December 18, 2025

SUMMARY FOR PUBLICATION
ORDINANCE NO. 1693
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on December 16, 2025, Ordinance No. 1693, entitled "AN ORDINANCE ADOPTING THE ANNUAL BUDGET OF THE CITY OF LACEY FOR THE 2026 FISCAL YEAR AND APPROVING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance adopts the final budget and sets forth the separate fund resources, expenditures, and aggregate totals for all funds combined for 2026.
2. The Ordinance authorizes the City Clerk to transmit copies of the budget to the Washington State Auditor and Association of Washington Cities.
3. Provides provisions for corrections.
4. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: December 18, 2025.



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: 2025 Comprehensive Plan Update

RECOMMENDATION: **Motion:** Move to approve Ordinance 1694 adopting the 2025 update to the Lacey Comprehensive Plan.

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

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. Communications & 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. September 9, 2025 City Council Worksession ([Linked](#))
13. October 8, 2025 Public Hearing Comments ([Linked](#))
14. October 22, 2025 Public Comment Staff Analysis ([Linked](#))
15. November 25, 2025 City Council Worksession ([Linked](#))
16. 2025 Zoning Map ([Linked](#))
17. Title 16 Zoning Draft Text Amendments
18. 2025 Future Land Use Map ([Linked](#))
19. Comprehensive Plan Website ([Linked](#))
20. Ordinance 1694

FISCAL NOTE:	Grant Total: \$525,000 General Fund Dollars: \$375,000 CED Project Total: \$900,000 (<i>CED Time & Materials: \$405,000</i>)
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 update of the 2025 Comprehensive Plan at a meeting on November 16, 2025.

BACKGROUND:

The Growth Management Act (GMA) requires every city to review and update its Comprehensive Plan and associated development regulations at least once every ten years. This review is intended to address relevant changes in the GMA and respond to changes in land use and population growth.

The Revised Code of Washington ([Section 36.70A.070](#)) goes on to further identify and define the mandatory elements of the Comprehensive Plan including requirements for the designation, location, extent, and general distribution of various land uses.

The 2025 Comprehensive Plan includes community derived goals and policies on topics ranging from climate and sustainability, transportation, economic development, housing, land uses, and capital facilities. Sections of this update will also include a Future Land Use Map based on community growth projections, zoning amendments, and code revisions.

Zoning Consistency with the Future Land-Use Map (FLUM)

For the 2025 Comprehensive Plan Update, a stand-alone FLUM (*Attachment 18*) has been developed to better illustrate the long-term vision for land development and growth, guiding where different types of uses should occur within the community. In partnership with the FLUM, the Lacey Zoning Map serves as a regulatory tool that dictates what can be built and operated on a property based on the identified district and associated development standards at a given time.

While these two maps serve different functions, the zoning map needs to remain



consistent with the FLUM as it works to align development trends with the identified goals of the Lacey community.

Proposed Zoning Changes

Based on the guidance of the Lacey City Council, Planning Commission reviewed proposed zoning changes, and community participants through the 2025 Comprehensive Plan update process. Based on this work, a range of updates to the existing City of Lacey Zoning Map have been proposed to bring current conditions and development trends into better alignment with the community vision for the city (*Attachment 16 and 17*).

These changes can be generally separated into three categories:

1. **Zone Consolidation** – *where similar zoning designations are combined to better reflect the built-out conditions on the ground and improve the accessibility of the zoning map.*
2. **Minor text amendments** – *where the uses or intent of a district have changed over the last 10 years since the last Comprehensive Plan Update and minor changes are necessary to better reflect community goals and vision for the future.*
3. **Community Rezone Requests** – *where community members identified locations for rezone consideration as part of this update process.*

In total, nine existing zoning designations have been identified for consolidation and ten have been included as part of this review with minor text amendments to better align with community priorities as illustrated through the FLUM (*Attachment 18*). These proposed changes are mapped and discussed at greater detail within the City of Lacey Future Land Use and Zoning Maps – Storymap ([Linked Here](#)).

Additionally, fifty-two [community rezone requests](#) underwent review as part of this update process and nine were identified for inclusion as part of the 2025 update. These locations have been listed below and included as part of the Storymap with additional details including location, existing zoning designation, and requested zoning designation.

1. 5500 Martin Way East
2. 180 Hoh Street SE
3. 8407 Steilacoom Road SE
4. 6335 Pacific Avenue SE
5. 837 Carpenter Road SE
6. 1302 Alder Street SE
7. 5000 Mullen Road SE
8. 2802 Boat Launch Street SE
9. Long Lake Natural Area

Outreach Efforts:

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

Early Phases (1 and 2) of community outreach took an open ended and inclusive approach, engaging with the community on topics related to quality of life and visions for the future. These discussions were held in person at hosted events, and out within the community at parks and other local gatherings. An online platform was also produced and made available for collecting additional feedback digitally. In early 2025, the update process transitioned from broad community outreach and engagement to a more targeted approach, focusing on the required elements of the Comprehensive Plan and their corresponding draft policies.



Opportunities for public engagement throughout the update process...

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, Future Land Use Map, and proposed zoning changes contained in the Comprehensive Plan align with the community vision.

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

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 draft Comprehensive Plan to be more reflective of comments received through Phase 3 of the update process. These draft goals and policies can be found within the Policy Database of the Comprehensive Plan Website (*Attachment 19*).



Public Hearing and Planning Commission Recommendation:

A public hearing was held on Wednesday, October 8th, 2025, at 6 p.m. in the Lacey Council Chambers to collect additional feedback from the community and hear directly from individuals interested in this update process.

Public comments submitted as part of the public hearing ranged from general statements of support to remaining areas of focus. Testimony covered a diversity of subjects including general themes, the use of prescriptive language, the importance of resilient actions, and site-specific feedback.

Public comments received as part of this hearing process have been included as an attachment to this staff report (*Attachment 13*). Following a review of submitted public comment, project staff collected additional information and resources to further inform the topics and concerns raised. This information can be found within Attachment 14 of this packet.

Following additional review on public comments received through the public hearing process, the Planning Commission unanimously recommended the 2025 update to the Comprehensive Plan on October 22nd, 2025.

On November 25th, Community and Economic Development Staff presented the recommended 2025 Comprehensive Plan to the Lacey City Council for review and additional discussion.

Based on the review and discussion held on November 25th, 2025, the Planning Commission and Community and Economic Development Staff recommend the adoption of this update as identified within Attachment 20 of this report in advance of the December 31st, 2025 Growth Management Act compliance deadline.

NEXT STEPS:

At the December 16th, 2025 City Council Meeting, staff will brief the Council on the draft 2025 Comprehensive Plan. Following this presentation, City Council will have the opportunity to take one of the following actions:

Option 1: Adopt Ordinance 1694 related to the 2025 update of the Lacey Comprehensive Plan.

Option 2: Provide direction to City staff on potential further modifications to the recommended draft for inclusion in the final ordinance. After further diligence on these elements, City Staff would then return to the Lacey City Council for review and final action. Note that this option will result in the City of Lacey becoming out of compliance with state level requirements to update the Comprehensive Plan.

Option 3: Another action as identified by City Council at the December 16th Council meeting. Note that this option will result in the City of Lacey becoming out of compliance with state level requirements to update the Comprehensive Plan.

Exhibit A:

Chapter 16.03 GENERAL PROVISIONS

16.03.010 Title.

This title shall be known as the zoning ordinance of the city of Lacey.

16.03.015 Lacey Comprehensive ~~Land Use~~ Plan.

~~That certain series of documents identified as the Land Use Element for the Lacey Urban Growth Area, Housing Element for the city of Lacey and the Lacey Urban Growth Area, Pedestrian and Bicycle Plan for Lacey and the Lacey Urban Growth Area, Housing Action Plan, Environmental Element for the city of Lacey, city of Lacey Transportation Plan, city of Lacey Capital Facilities Plan, city of Lacey Government Facilities Master Plan, Utilities Element for the Lacey Comprehensive Plan, Parks, Culture and Recreation Comprehensive Plan, city of Lacey Water System Comprehensive Plan Update 2013, city of Lacey Wastewater Comprehensive Plan, Lacey Urban Forest Management Plan, city of Lacey Woodland District Strategic Plan, Depot District Subarea Plan, city of Lacey Stormwater Comprehensive Plan, Economic Development Element for the city of Lacey together with the Comprehensive Plan Downtown Element as supplemented by the city of Lacey Woodland District Guidelines and the Northeast Area Plan, and Thurston Climate Mitigation Plan constitutes the Lacey Comprehensive Plan and all regulatory and zoning ordinances of the city shall be construed to be consistent with said plan as adopted or hereafter amended.~~

A. PURPOSES OF PLAN:

1. The primary purpose of the Comprehensive Plan is to define and establish the goals and policies relating to the development of the community as a whole; to indicate the principles and objectives which shall guide the establishment, development and implementation of definite and precise plans, public and private; to provide for the coordination of the many separate plans which govern the development of this community, to officially adopt a program and guide which will enable the City to attain the principles and objectives set forth in chapter 35.63 RCW and the Growth Management Act (chapter 36.70A RCW) in the manner provided.

2. Additional purposes of the Comprehensive Plan are:

- a. To improve the physical and social environment of the City as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting and efficient;
- b. To insure acceptable levels of access, utilities and other public services to future growth and development;
- c. To promote the public interest, and the interest of the City at large;
- d. To facilitate the democratic determination and implementation of City policies and development;
- e. To effect coordination in development;

f. To inject long range considerations into the determination of short-range actions;

g. To provide professional and technical knowledge in the decisions affecting development of the City; and

h. To guide future development and growth in the City that is consistent with the goals and objectives of the Growth Management Act as defined in RCW 36.70A.020.

B. DESCRIPTION OF PLAN:

The planning horizon for the Comprehensive Plan is twenty (20) years. The Plan is, of necessity, general in its proposals. It must be flexible, since it is impossible to predict all future events which may affect the community. The Plan is not a development regulation, although it makes significant recommendations for future land use. It does not present engineering accuracy, nor does it claim to predict exactly the future use of every parcel of property. It is not intended to retroactively impose compliance with goals, objectives and policies upon existing developed property, but voluntary compliance is encouraged.

C. PLAN ELEMENTS:

1. Required Elements: The Comprehensive Plan shall contain the following mandatory planning elements as required by the Growth Management Act:

a. A land use element designating the proposed distribution, location and extent of the uses of land.

b. A transportation element that is consistent with the land use element and includes land use assumptions, an inventory of facility and service needs, service standards, financing needs and a reassessment of land use, if service standards cannot be met.

c. A housing element containing an inventory of needs, policies for protection and development of housing for all economic segments of the community and identifying sufficient land for housing.

d. A climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change, including efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.

The climate change and resiliency element shall include the following sub-elements:

(i) A greenhouse gas emissions reduction sub-element;

(ii) A resiliency sub-element.

e. A utilities element consisting of an inventory of needs and policies for the development of utilities and the location, proposed location and capacity of all existing and proposed utilities.

f. A capital facilities element that includes an inventory of all capital facilities, forecast of future needs, proposed location of new or expanded facilities, a six (6) year funding plan and a reassessment of the land use element, if funding falls short.

2. Optional Elements: The Comprehensive Plan may include additional elements, relating to the physical development within the City; including, but not limited to, economic development, parks and recreation, subarea plans, each of which is consistent with the other elements of the Comprehensive Plan.

3. Future Land Use Map: illustrates in broad and general terms the desired development of the City during the twenty (20) year planning period.

D. ADOPTION:

The Comprehensive Plan including containing elements, maps, technical appendices, and any amendments and associated subarea plans are adopted by ordinance of the City Council following a public hearing. Amendments are construed to be consistent with the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map as digitally depicted and publicly accessible through the City of Lacey GIS mapping platform shall be the official Comprehensive Plan — Future Land Use Map. The land use designations shown on this map for the various properties located within the City's Urban Growth Area are hereby the land use designations for those properties. Comprehensive Planning — Future Land Use Map amendment ordinances adopted after this ordinance shall amend the official Comprehensive Planning — Future Land Use Map.

16.03.016 Map Overlay.

The City of Lacey Shoreline Master Program and its requirements for land use within shoreline areas has been integrated into the Lacey Comprehensive Land Use Plan and zoning code by reference and use of a “Shoreline Master Program overlay” on the official Plan map and zoning map. This map overlay provides shoreline designations and development standards that will be applied consistent with the Lacey Shoreline Master Program. This is intended to be a seamless method of bringing together the Shoreline Master Program and Lacey’s other long-range planning and implementation documents, to provide the integration required under the state Growth Management Act.

16.03.020 Intent.

It is the intent of this title to:

- A. Facilitate orderly growth and development of the Lacey urban growth area, consistent with the policies, goals and objectives of the Lacey Comprehensive Plan for the Lacey urban growth area;
- B. Protect the health and general welfare of residents of the Lacey urban growth area;
- C. Promote sound economic development and protect property values;

- D. Preserve and protect vital aspects of the natural environment;
- E. Designate land use districts and provide for compatibility between the several districts;
- F. Provide flexible regulations and controls for the intensity and character of land use;
- G. Provide for the administration and enforcement of the regulations within the Lacey urban growth area.
- H. Provide integration between the Shoreline Management Program and Lacey's Comprehensive Land Use Plan and zoning ordinances.

16.03.030 Interpretation and application.

In their interpretation and application, the provisions of this title shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. Nothing in this title is intended to impair, annul or abrogate any easement, covenant or other agreements between parties, public or private; however, whenever the requirements of this title are at variance with the requirements of any lawfully adopted rules, regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern; provided further, that within the shorelines of the city, as defined in the Shoreline Management Act, the provisions of the Shoreline Management Act and the Lacey Shoreline Master Program shall govern; provided, however, that the substantive regulations of this title shall be applicable where they are more restrictive than those of the Shoreline Management Act or the Lacey Shoreline Master Program.

16.03.040 Exemptions.

A. The following structures and uses shall be exempt from the regulations of this title:

1. Wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas, or water or the collection of sewage, or surface or subsurface water, operated or maintained by a governmental entity or a public utility or other city franchised utilities including customary meter pedestals, telephone pedestals, distribution transformers and temporary utility facilities required during building construction, whether any such facility is located underground or aboveground; but only when such facilities are located in a street right-of-way or in an easement less than twenty-five feet in width. This exemption shall not include any substation located on or above the surface of the ground or any such distribution facility located in an easement of twenty-five feet or more in width which shall be regulated by the provisions of Chapter [11.0916-66](#) LMC;

2. Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right-of-way, and maintenance and repair work on such facilities and equipment. This exemption shall not include any facilities and equipment listed as special uses.

B. The enforcing officer may exempt the following from the minimum setback requirements set forth in this title when the structures are located outside the public right-of-way and are obviously intended to

serve the public interest: telephone booths and pedestals; utility equipment; mailboxes; bus shelters; public bicycle shelters; or any similar structure or device.

16.03.045 Prior limited rezones.

A. All uses approved in a limited zoned district prior to the passage of the ordinance codified in this title shall remain a valid use of the property notwithstanding a change to a more restrictive zoning classification by the passage of the ordinance codified in this title.

B. All property located within a limited zoned district prior to the passage of the ordinance codified in this title shall be allowed those additional uses permitted within the new zoning classification of said property under the terms of the ordinance codified in this title.

C. All limitations and conditions imposed upon properties located in a limited zoned district prior to the passage of the ordinance codified in this title, not relating to the type of uses, shall remain in effect notwithstanding a change in the underlying zoning classification by the passage of the ordinance codified in this title.

16.03.050 Permitted intrusions into required yards.

A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.

B. Open, unwall and uncovered steps and ramps, not more than four feet in height, may extend into the required front or rear yard setback requirement not more than five feet.

C. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of five feet is retained, and provided such deck be not more than thirty inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner. A building permit is required.

D. LID facilities are allowed within front, side, and rear yard setbacks.

E. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:

1. The director of the department of community and economic development and the director of the department of public works or their designees determine that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.

2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.

3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the Comprehensive Development Plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.

4. The city's building codes and fire codes are satisfied for the structure and location.

16.03.055 Minimum density requirements.

In all residential zones minimum densities are required. This requirement takes effect when property is divided or developed with multifamily units and requires that plats, short plats, and multifamily units have a density within the range specified in the zone. However, this minimum density provision is not intended to prohibit the construction of a single-family structure on an existing vacant lot. If a lot legally exists, a single-family unit can be built on it whether or not the lot will conform to density requirements; provided, that the unit is located such that it does not preclude future development at the prescribed density.

16.03.060 Manufactured Housing.

Based upon state law a manufactured home will be considered as any other single family residence for the purposes of zoning considering allowed uses and required standards. From the standpoint of the city zoning code a manufactured home shall be permitted to be placed anywhere a site built home is permitted. This provision does not limit whatever protective covenants may apply to properties that may legally prohibit or limit placing of different types of housing. Manufactured housing must meet the same standards and design requirements as any other single family residence within the same zone.

Manufactured housing shall also meet any other requirements specified with the Lacey Municipal Code as permitted and allowed by state law.

16.03.065 Residential swimming pools.

All residential swimming pools, both above and in-ground, shall be located outside of required front yard setbacks and be set back at least five feet from rear and side property lines. Residential swimming pools shall comply with the International Residential Code including structural and barrier requirements.

16.03.070 Fencing standards.

A. Maximum Height.

1. *Front Yards.* The maximum height of free-standing walls, fences, or hedges placed in the front yard of residential buildings shall be three feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.

2. *Side or Rear Yard.* The maximum height of free-standing walls, fences, or hedges placed in the side or rear yard of residential buildings shall be seven feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.

3. *Transparent Fencing.* The maximum height of any decorative wall or fence which allows visibility, such as wrought iron or split rail fences, shall be eight feet.

B. Chain Link Fencing.

1. All chain link fences shall be set back at least three feet from the back of the sidewalk to allow for landscaping elements to screen the fence.

2. Temporary construction fences are exempt from the above requirements.

C. *Prohibited Material.* Electrified and other dangerous fences are prohibited. Barbed and razor wire is prohibited in all zones except for light industrial or light industrial/commercial zones where the barbed and razor wire shall be placed on security fences at a minimum height of six feet from the ground. No portion of any barbed or razor wire located on a security fence shall extend into the right-of-way.

16.03.080 Reasonable accommodation.

A. *Purpose and Intent.* The Federal Fair Housing Act (FFHA) requires that reasonable accommodations be made in rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling in conformance with the Federal Fair Housing Act and the Washington Housing Policy Act.

B. *Applicability.*

1. A request for reasonable accommodation may be made by any person with a disability, the person's representative, or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities.

2. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of his or her choice.

C. *Application Requirement.*

1. A request for reasonable accommodation shall be submitted on an application form provided by the community and economic development department and shall contain the following information:

- a. The applicant's name, address, telephone number, and email address;
- b. Address of the property for which the request is being made;
- c. The current use of the property;
- d. The basis for the claim that the individual is considered under the Acts;
- e. The code provision, regulation, or policy from which reasonable accommodation is being requested;
- f. What specific accommodation is requested and why the accommodation is necessary to make the specific property accessible to the individual.

D. *Review Authority.*

1. If no approval is sought other than the request for reasonable accommodation, the request shall be reviewed by the community and economic development director or designee as outlined in provisions in [11.04.030 LMC1-C.030, Limited Administrative Review of Application, contained in the City of Lacey Development Guidelines and Public Works Standards.](#)

2. If a request for reasonable accommodation is submitted for review with a land use application requiring a higher level of review, the review authority making the final land use decision shall concurrently review and make a decision on the request.

E. *Review Findings.*

1. The written decision to grant, grant with modifications or deny a request for reasonable accommodation shall be based on the following findings:

- a. The housing, which is the subject of the request, will be used by a disabled individual;
- b. The accommodation requested is necessary to make specific housing available to a disabled individual;
- c. Potential impact on surrounding uses;
- d. Physical attributes of the property and structures;
- e. Alternative accommodations which may provide an equivalent level of benefit;
- f. The requested accommodation would not require a fundamental alteration in the nature of a city policy or law, including but not limited to the Lacey Comprehensive Plan and zoning;
- g. The requested accommodation would not impose an undue financial or administrative burden on the city.

2. In granting a request for reasonable accommodation, the reviewing authority may impose conditions of approval deemed reasonable and necessary to ensure that the accommodation complies with the findings.

F. *Appeal of Determination.* A determination by the reviewing authority to grant, grant with modifications or deny a request for reasonable accommodation may be appealed pursuant to [Chapter 11.05 LMC1-D-010, Appeals, contained in the City of Lacey Development Guidelines and Public Works Standards](#).

Exhibit B:

Chapter 16.09 ZONING DISTRICTS AND BOUNDARIES

16.09.010 ~~Land use or~~ Zoning districts established.

To carry out the purpose of this title, the city is divided into the following zoning districts: ~~Agricultural~~, McAllister Springs Geologically Sensitive Area Residential District, Low-Density Residential, Lacey Historical Neighborhood, Moderate-Density Residential, High-Density Residential, ~~Mixed Use Moderate Density Corridor~~, Mixed Use High Density Corridor, Hawks Prairie District, ~~Village Center~~, Neighborhood Commercial, ~~Community Commercial~~, General Commercial, ~~Central Transitional~~ Business Districts ~~4-7~~, ~~Depot Business District~~, ~~Martin Business District~~, Saint Martin's University, Woodland District, Community Office, Light Industrial/Commercial, Light Industrial, ~~Industrial~~, ~~Mineral Extraction~~, Open Space/Institutional, Cemetery, Environmentally Sensitive Areas (overlay), Limited Zone (overlay), Planned Industrial Park Development (overlay).

16.09.015 Future land use designations established.

To carry out the purpose of this title, the city is divided into the following future land use designations: Residential, Commercial, Transitional Mixed Use, Light Industrial, Commercial Mixed Use, and Open Space. The location and intent of these districts is identified within the latest Future Land Use Map as adopted through the Comprehensive Plan.

- A. Future land use boundaries, unless otherwise indicated by natural land forms, are intended to follow lot lines or the centerline of streets and alleys as shown on the Future Land Use Map. Where the lot line location or street layout on the ground varies from that shown on the map, the designations shown on the map shall be applied to carry out the intent and purpose of the Comprehensive Plan.
- B. The Future Land Use Map shows land uses for the entire Lacey Urban Growth Area. This area includes both incorporated and unincorporated areas. The City of Lacey in adopting the Comprehensive Plan, adopts that portion inside the city as its Future Land Use. The areas outside the city in unincorporated county are adopted as extraterritorial land uses for the purpose of future annexation.
- C. When uncertainty exists as to the boundaries as shown on the map, the enforcing officer shall interpret the boundaries. Such determinations are appealable in accordance with Chapter 11.05 LMC.

A Zoning District Rubric has been developed as a guide to generally show which zoning districts can be found in each of the Future Land Use designations. In some instances, different areas of the same zoning may be aligned with different land use designations to better reflect current and future land use conditions.

Zoning District Rubric:

Residential:

- Low Density Residential District
- Moderate Density Residential District

- McAllister Geologically Sensitive Area
- High Density Residential District
- Lacey Historic Neighborhood

Transitional Mixed Use:

- Neighborhood Commercial
- Transitional Business District

Commercial Mixed Use:

- Mixed-Use High-Density Corridor
- Woodland District
- Depot Business District
- Martin Business District
- Hawks Prairie Business District

Commercial:

- Community Office District
- General Commercial

Light Industrial:

- Light Industrial Commercial District
- Light Industrial District

Open Space Institutional:

- Saint Martin's University
- Open Space Institutional
- Cemetery

16.09.020 Zoning map.

A. ~~The districts are bounded as shown on a map entitled Zoning Map for the Lacey Urban Growth Area, identified by the approving signatures of the mayor and city clerk, and adopted by reference and declared to be a part of this title and shall be located on file in the office of the city clerk.~~The Lacey Zoning Map as digitally depicted and publicly accessible through the City of Lacey GIS mapping platform approved via Ordinance by the Lacey City Council shall be declared to be a part of this title.

B. Zoning district boundaries, unless otherwise indicated by natural land forms, are intended to follow lot lines or the centerline of streets and alleys as shown on the zoning map. Where the lot line location or street layout on the ground varies from that shown on the zoning map, professional City of Lacey staff judgment and the designations shown on the map shall be applied to carry out the intent and purpose of this title.

C. The zoning map shows zoning for the entire Lacey Urban Growth Area. This area includes both incorporated and unincorporated land. The City of Lacey in adopting this zoning map adopts that portion inside the city as its city zoning. The zoning for the area outside the city in unincorporated county is adopted as extraterritorial zoning for the purpose of future annexation.

The County, in adopting this map, adopts that portion that is unincorporated as its zoning for the Lacey Urban Growth Area.

D. If changes are made on the zoning map, such changes shall be entered on the zoning map after such changes are approved by the Lacey ~~city~~ City council Council if inside the city of Lacey or after approved through a joint planning process by both the Lacey city council and the board of county commissioners if the change is outside the city of Lacey. No amendment shall become effective until such change has been entered upon the zoning map.

16.09.030 Limited zone district ~~(L)~~.

Wherever a particular zone district has ~~the suffix (L)~~ a “Limited” notation added thereto, that zone district classification creates a use district with special conditions and standards pertaining to the uses in that “limited” zone district. The special conditions and standards of the ~~(L)~~ Limited district are to be invoked only after study and review of an official rezone request.

16.09.040 Interpretation of zoning district boundaries.

When uncertainty exists as to the boundaries as shown on the zoning map, the enforcing officer shall interpret the boundaries. Such determinations are appealable in accordance with Chapter 11.05 LMC with Section 1D, Appeals, of the City of Lacey Development Guidelines and Public Works Standards.

16.09.050 Interpretation of uses.

The several zoning districts permit certain specific uses and similar or related uses. The determination of similarity or relatedness to the specific uses shall be made by the enforcing officer in writing. If the enforcing officer is unable to make such interpretation, or if they find that a proposed use is not sufficiently similar or related to the specific uses permitted in a given district, the enforcing officer or the applicant may request that the site plan review committee make such interpretation.

Such determinations are appealable in accordance with Chapter 11.05 LMC Section 1D, Appeals, of the City of Lacey Development Guidelines and Public Works Standards.

16.09.060 Interpretation of special focus points and corridors, key multimodal corridor, pedestrian wildlife corridors, key multimodal intersections, connections to regional trail system and viewpoint designations.

The Comprehensive Plan ~~map~~ Future Land Use Map and ~~zoning~~ Zoning map Map designate certain focus areas and corridors for specific emphasis. The intent of these designations is expressed in the Comprehensive Plan and is expected to be carried out in land use decisions. Zoning map designations of these focus areas and corridors is intended to emphasize the intent without inhibiting the opportunity for the city to work with individual developers and landowners in locating such focus points or corridors

at the most advantageous and practical locations. Because exact locations can often only be determined as individual properties are developed, flexibility will be allowed for the city to interpret the intent to serve described functions of the focus points and corridors and determine the exact location when land use decisions are made on a site-by-site basis.

Chapter 16.10 MCALLISTER SPRINGS GEOLOGICALLY SENSITIVE AREA RESIDENTIAL DISTRICT¹

16.10.010 Intent.

It is the intent of this chapter to:

- A. Protect the McAllister Springs Geologically Sensitive Area by provision of sewer and application of strong water quality standards for residential uses.
- B. Provide density opportunities that will make provision of sewer economically attractive and accelerate installation of sewer to this area.
- C. Enhance residential quality of the city by providing a high standard of development for single family residential development at urban densities.

16.10.020 Permitted uses.

A. Specific types permitted in the low density residential district:

- 1. Single-family structures on individual lots;
- 2. Planned residential developments as provided in Chapter [16.60](#) LMC;
- 3. Townhouse developments as provided in Chapter [16.61](#) LMC;
- 4. Condominiums provided the design requirements of Chapter [14.23](#) LMC are met;
- 5. A limited percentage (up to five percent of total lots) of two and three family units provided design requirements of Chapter [14.23](#) LMC are satisfied;
- 6. Housing for people with functional disabilities.

B. Other or related uses permitted:

- 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of vocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;
- 2. Accessory Dwelling as defined in LMC [16.06.055](#);
- 3. Conditional uses as provided in Chapter [11.0916.66](#) LMC, subject to conditional use review;
- 4. The keeping of common household animals or pets, provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
- 5. Family day care homes as provided in Chapter [16.65](#) LMC;
- 6. Home occupations, provided Health Department approves the use;

7. Agricultural uses as provided for and limited under Chapter [16.21](#) LMC.

16.10.030 Prohibited uses.

Uses other than those identified or described in LMC [16.10.020](#) are prohibited.

16.10.035 Density.

When sewer is provided, density may range from not less than three to no more than six units per acre. When sewer is not provided, a density of no greater than one unit per five acres is allowed.

16.10.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.
- E. All subdivisions and short subdivisions shall be required to have protective covenants adopted as a condition of approval that inform future residents of proper water quality safeguards for the aquifer sensitive area considering such issues as pesticide and herbicide use, handling and disposal of petroleum wastes, etc. The covenants shall be approved by the Thurston County Environmental Health Department.

16.10.050 Lot area.

A. The size and shape of single family detached lots shall be as follows, provided they adhere to the density requirements and are located on sewer:

- 1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided;
- 2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided;
- 3. Minimum front yard:

Ten feet with a ten foot planter strip between the street and sidewalk when alleys are provided for rear lot access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access.

On front yard flanking streets, ten feet;

- 4. Minimum side yards:

Minimum on one side, five feet,

Minimum total both sides, ten feet provided a zero lot line concept may be approved if the following standards are met:

- a. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has, as part of the approval process, undergone design review;
- b. The site utilizes alleys with the majority of units using alleys for access;
- c. Reserved.

5. Minimum rear yard, fifteen feet provided garages may be within three feet of the rear yard line or easement when adjacent to an alley.

B. Lots intended for attached single family development or condominiums shall be served by sewer and reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and reviewed and approved subject to design requirements of Chapter [14.23](#) LMC.

C. Other lot standards for all uses on sewer:

1. Maximum building area coverage, sixty percent;
2. Maximum developmental coverage, seventy five percent;
3. Maximum height:

Main building and accessory dwelling, thirty-five feet,

Accessory building, sixteen feet;

4. *Accessory buildings.* All accessory buildings must comply with the building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, same as required for main structures,

Side yard: five feet,

Rear yard, three feet.

D. The size and shape and restrictions for lots not on sewer shall be as follows:

1. The lots shall be clustered and located in a configuration that will provide the opportunity for future redivision and for easier servicing of sewer once sewer is provided to the site;
2. Maximum lot area shall be the minimum amount of land required for an included lot with septic tank drainfield system provided one reserve lot (a parcel reserved for future subdivision when sewer is available) is allowed with no maximum size restriction;
3. Minimum lot area five thousand square feet;
4. Maximum density is one unit per five acres;

5. The size of lots may require a community drainfield. The community system must meet all Thurston County Health Department requirements and should be designed and installed in a way to provide the opportunity for easier conversion in the event sewer becomes available to the site at a later date;

6. Subdivisions and short subdivisions shall be approved with a condition stated both on the face of the plat or short plat and in protective covenants that once sewer becomes available to any exterior boundary of the plat or short plat sewer shall be required to be installed to serve all lots at lot owners' cost. This condition may be accomplished by waiver of LID protest performed in conjunction with final plat approval, lot sales, or issuance of building permits, whichever the city determines is most effective.

16.10.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.10.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.10.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters. Particular care in design and maintenance shall be given to proper treatment of water prior to absorption into ground water to prevent any contamination of McAllister Springs Geologically Sensitive Area groundwater resources.

1 Chapter [16.10](#) was repealed and replaced by Ordinance [1024](#), 1995.

Exhibit C:

Chapter 16.13 LOW-DENSITY RESIDENTIAL DISTRICT

16.13.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential;
- B. Allow a broad range of housing options;
- C. Guide residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction, or
 - 2. Sewers can be extended, or
 - 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- E. Guide development in such a manner as to provide protection between noncompatible uses.

16.13.020 Permitted uses.

- A. Specific types permitted in the low density residential district:
 - 1. Single-family detached structures on individual lots with a density of not more than six units per acre. Single-family detached structures are subject to the design criteria established in LMC [14.23.072](#);
 - 2. Cottage housing developments as provided in Chapter [16.62](#) LMC and subject to the design criteria in LMC [14.23.072](#);
 - 3. Planned residential developments as provided in Chapter [11.1016.60](#) LMC;
 - 4. Townhouse developments as provided in Chapter [16.61](#) LMC;
 - 5. Duplexes and triplexes on individual lots, provided design requirements of LMC [14.23.073](#) are satisfied;
 - 6. Housing for people with functional disabilities.
- B. Other or related uses permitted:
 - 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the

residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Urban agricultural uses as permitted and limited under Chapter [16.21](#) LMC;
3. Home occupations as provided in Chapter [16.69](#) LMC;
4. Accessory dwelling as defined in LMC [16.06.055](#);
5. Conditional uses as provided in Chapter [11.0916.66](#) LMC;
6. The keeping of common household animals or pets; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
7. Family day care homes as provided in Chapter [16.65](#) LMC.

16.13.030 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.13.020](#) are prohibited.

16.13.035 Densities and infill.

Densities shall not exceed six units per acre; provided, that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#) and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of LMC Title [15](#), the Lacey subdivision and short subdivision code.

16.13.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.13.050 Lot area.

- A. The size and shape of lots shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided.

2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided. In the case of infill lots, the street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.

3. Minimum front yard:

Sixteen feet.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes and other desired design outcomes.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following:

a. Other applicable standards in this chapter.

b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).

c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single-family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of LMC [14.23.080](#).

C. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long-term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.

2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of LMC [16.13.035](#).
5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. Other lot standards:

1. Minimum usable open space:

Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and usable. Design for reduction of the minimum dimension must include at least two of the following techniques:

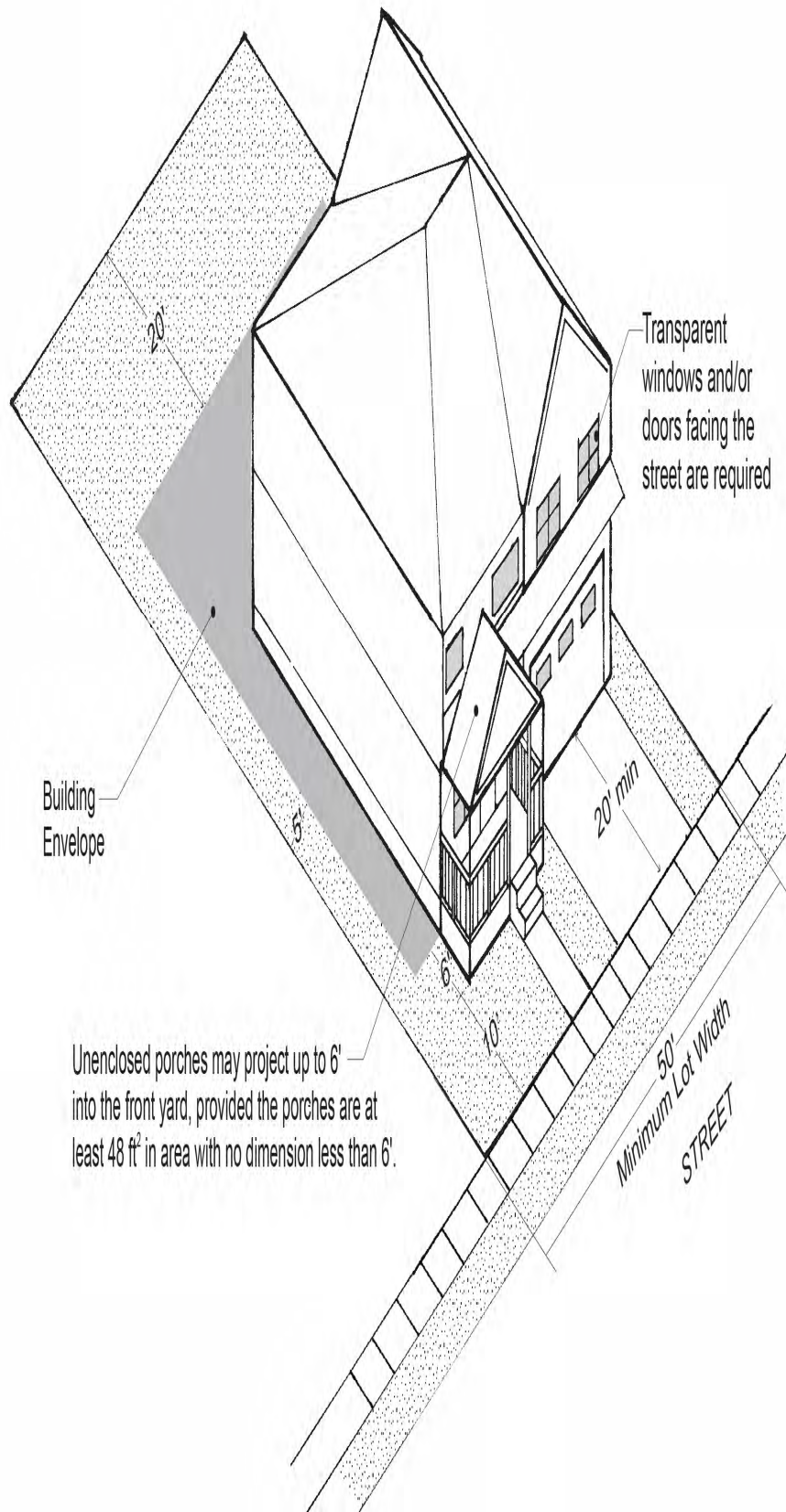
- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a forty-five-hundred-square-foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard.

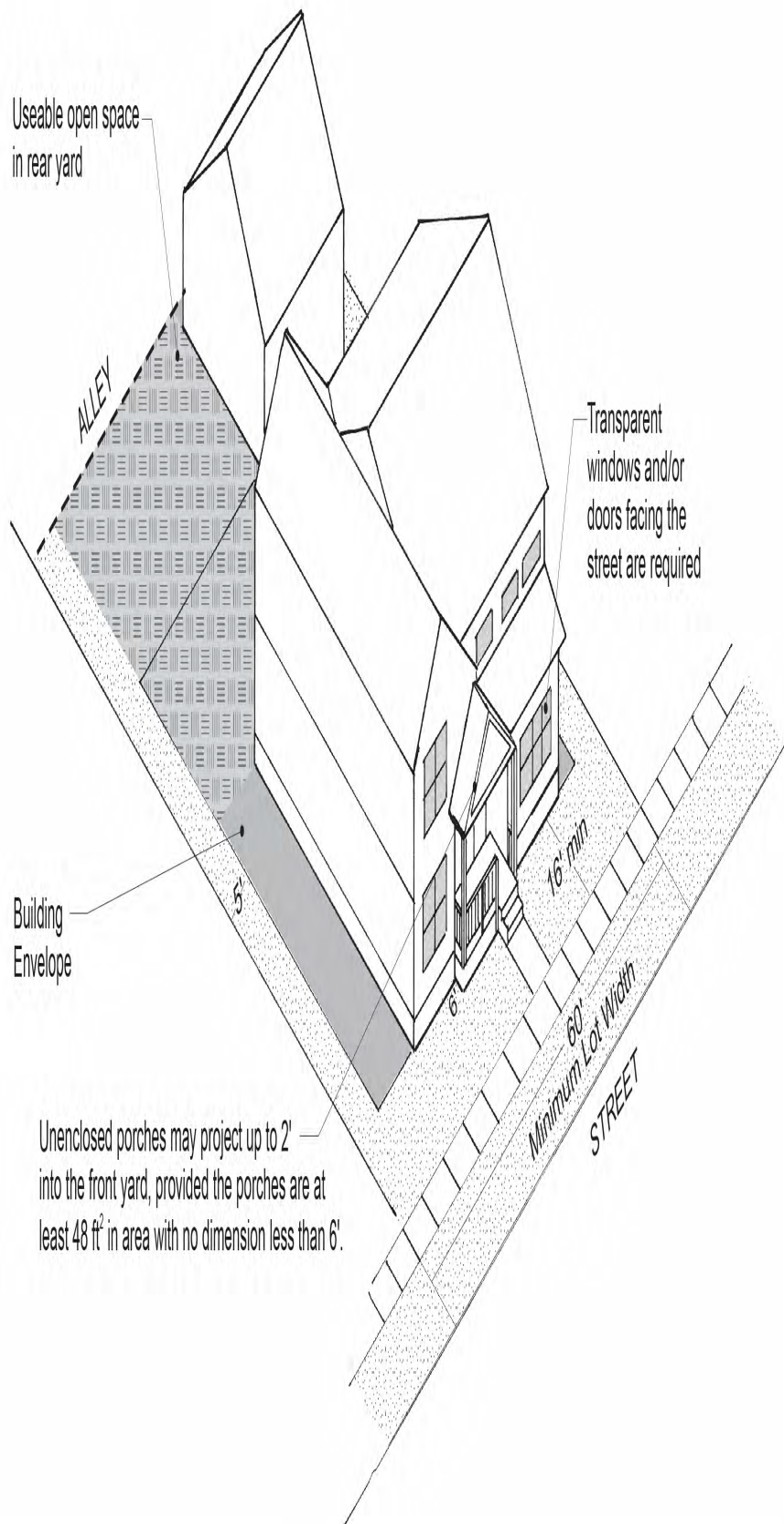
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space. (See [Tables 16T-75 and 16T-76](#).)

Table 16T-75



Minimum standards for front-loaded lots in the Low Density Residential District.

Table 16T-76



Minimum standards for alley-loaded lots in the Low Density Residential District.

2. Maximum building area coverage, fifty percent.

3. Maximum development coverage, sixty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.

4. Maximum height:

Main building and accessory dwelling, twenty-five feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Townhouses, thirty feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Accessory building, shall be limited to the height of the primary building, provided structures over sixteen feet in height shall require design review. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.

5. *Accessory buildings.* Accessory buildings shall comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, three feet.

6. Accessory dwelling units: All attached accessory dwelling units shall comply with the setback requirements contained in this chapter; provided, however, minimum setbacks for single-story detached accessory dwelling units shall be as follows:

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, five feet.

Front yard flanking streets, ten feet.

If the detached accessory dwelling unit is more than a single story, minimum setbacks shall be as follows:

Front yard, sixteen feet.

Side yard, ten feet.

Rear yard, ten feet.

Front yard flanking streets, ten feet.

16.13.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.13.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.13.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters.

Chapter 16.14 LACEY HISTORICAL NEIGHBORHOOD

16.14.010 Intent.

The intent of this chapter is to provide for single family residential uses in close proximity to the Central Business District and protection and preservation of structures and properties possessing historical significance.

16.14.020 Permitted uses.

A. Single-family detached structures on individual lots meeting design requirements of LMC [14.23.074](#).

B. *Other Related Uses Permitted.*

1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocation interests. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Housing for people with functional disabilities;

3. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;

4. Home occupation as provided in Chapter [16.69](#) LMC;

5. Accessory dwelling as defined in LMC [16.06.055](#) and meeting design criteria of LMC [14.23.071](#);

6. Conditional uses as provided in Chapter [11.0916.66](#) LMC, subject to design review;

7. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;

8. Family day care homes as provided in Chapter [16.65](#) LMC.

16.14.030 Prohibited uses.

A. Kennels are prohibited.

B. Uses other than those identified or described in LMC [16.14.020](#) are prohibited.

16.14.040 Environmental performance standards.

A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of quality or quantity not normally associated with residential use.

B. The construction of accessory buildings shall be required in such a manner as to make them complementary to the basic architectural character of the main building on the lot, appropriate to the accessory use, and consistent with historical character of the zone.

D. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.

E. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.14.050 Lot area.

The size and shape of lots shall be as follows, provided they adhere to a density requirement of 2.5 units per acre:

- A. Minimum lot area, seventeen thousand four hundred twenty four square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum front yard, fifteen feet;
- D. Minimum side yard, five feet on each side;
- E. Minimum rear yard, fifteen feet for main house; five feet for accessory dwelling unit and accessory structures;
- F. Maximum building coverage, fifty percent;
- G. Maximum development coverage, sixty five percent;
- H. Maximum height of buildings:
 - 1. Main building and accessory dwelling, thirty five feet;
 - 2. Accessory building, sixteen feet.

16.14.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.14.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.14.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.14.090 Special historic neighborhood design standards.

All design requirements of LMC [14.23.074](#) shall be satisfied.

16.14.100 Repealed

Repealed by [Ord. 1505](#).

Chapter 16.15 MODERATE-DENSITY RESIDENTIAL DISTRICT

16.15.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential areas of moderate density;
- B. Permit a greater variety of housing types than are permitted in the low density residential districts;
- C. Permit a higher density of development as a means of achieving more economical housing;
- D. Permit moderate density development along arterials and collectors as a means of achieving more opportunity for mass transit;
- E. Guide moderate density residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction, or
 - 2. Where sewers can be extended at minimal cost to the city, and
 - 3. The Regional Transportation Plan designated moderate and high density transportation corridors to enhance and promote mass transit opportunities.
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Preserve within developments as much open space and related amenities as possible.

16.15.020 Types of uses permitted.

A. Specific Types Permitted in the Moderate-Density Residential District.

- 1. Any residential use with a density of at least eight but not greater than sixteen units per acre and any additional bonus density that might be applicable. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that is applicable to the particular type of residential use.
- 2. Housing for people with functional disabilities.

B. Other or Related Uses Permitted.

- 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All

such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Accessory dwelling as defined in LMC [16.06.055](#);
4. Conditional uses as provided in Chapter [11.0916.66](#) LMC;
5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC.

16.15.030 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.15.020](#) are prohibited.

16.15.035 Individual lots required.

Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#), and every duplex, triplex, or other residential building shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of LMC Title [15](#) the Lacey Land Division ordinance.

16.15.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.15.050 Lot area.

- A. The size and shape of lots for detached single-family shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, three thousand square feet where alleys are utilized, four thousand square feet if alleys are not provided.

2. Minimum lot width, thirty feet when alleys are utilized, forty feet where alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or other multifamily uses shall have a minimum lot width and street frontage of fifty feet.

3. Minimum front yard:

Sixteen feet for single-family dwellings and duplexes. Ten feet for multifamily.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design:

a. Other applicable standards in this chapter.

b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).

c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single-family, condominiums and multifamily shall be reviewed and approved through a subdivision, townhouse, PRD, site plan review, or building plan review process where such concept is identified and the project is designed and conditioned subject to design requirements of Chapter [14.23](#) LMC.

C. *Development of Lots Not on Sewer.* Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provisions of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.
2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between four thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of LMC [16.15.020](#).
5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area, clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. *Other Lot Standards.*

1. *Minimum Usable Open Space.* Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques:

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a three-thousand-square-foot lot would require a contiguous open space of at least three hundred square feet, or fifteen feet by twenty feet in area for a standard dimension, or ten feet by thirty feet if the dimension is reduced and design features added.

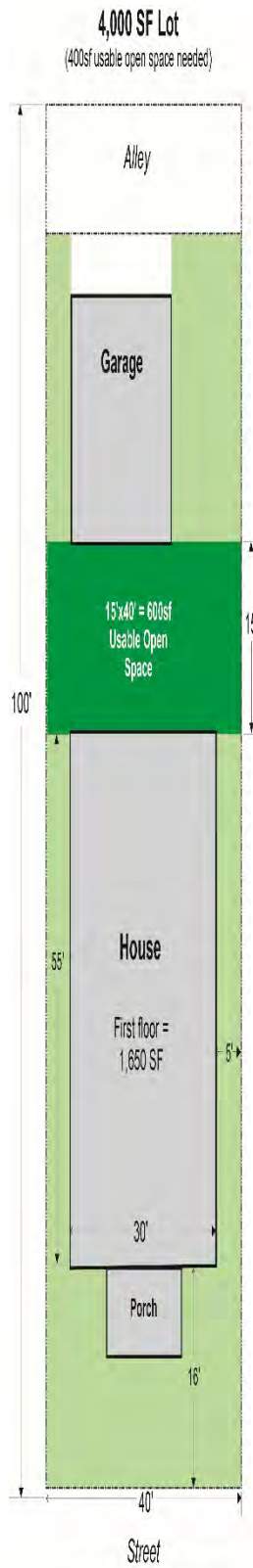
Such open space shall not be located within the front yard.

For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

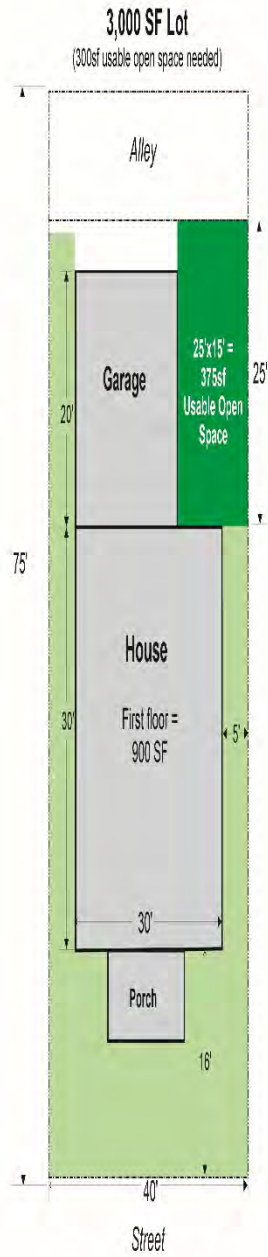
For townhouse developments, refer to LMC [14.23.080](#) and [16.61.040](#).

For multifamily developments, refer to LMC [14.23.080](#). (See Tables [16T-77](#), [16T-78](#), and [16T-79](#).)

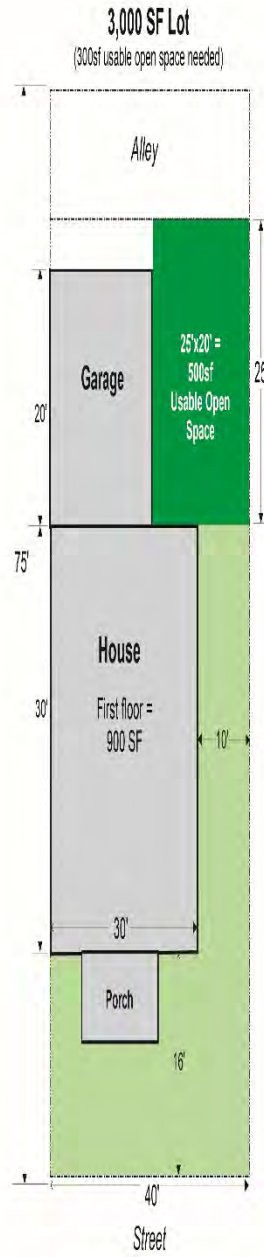
Table 16T-77



Conventional Lot



Conventional Lot

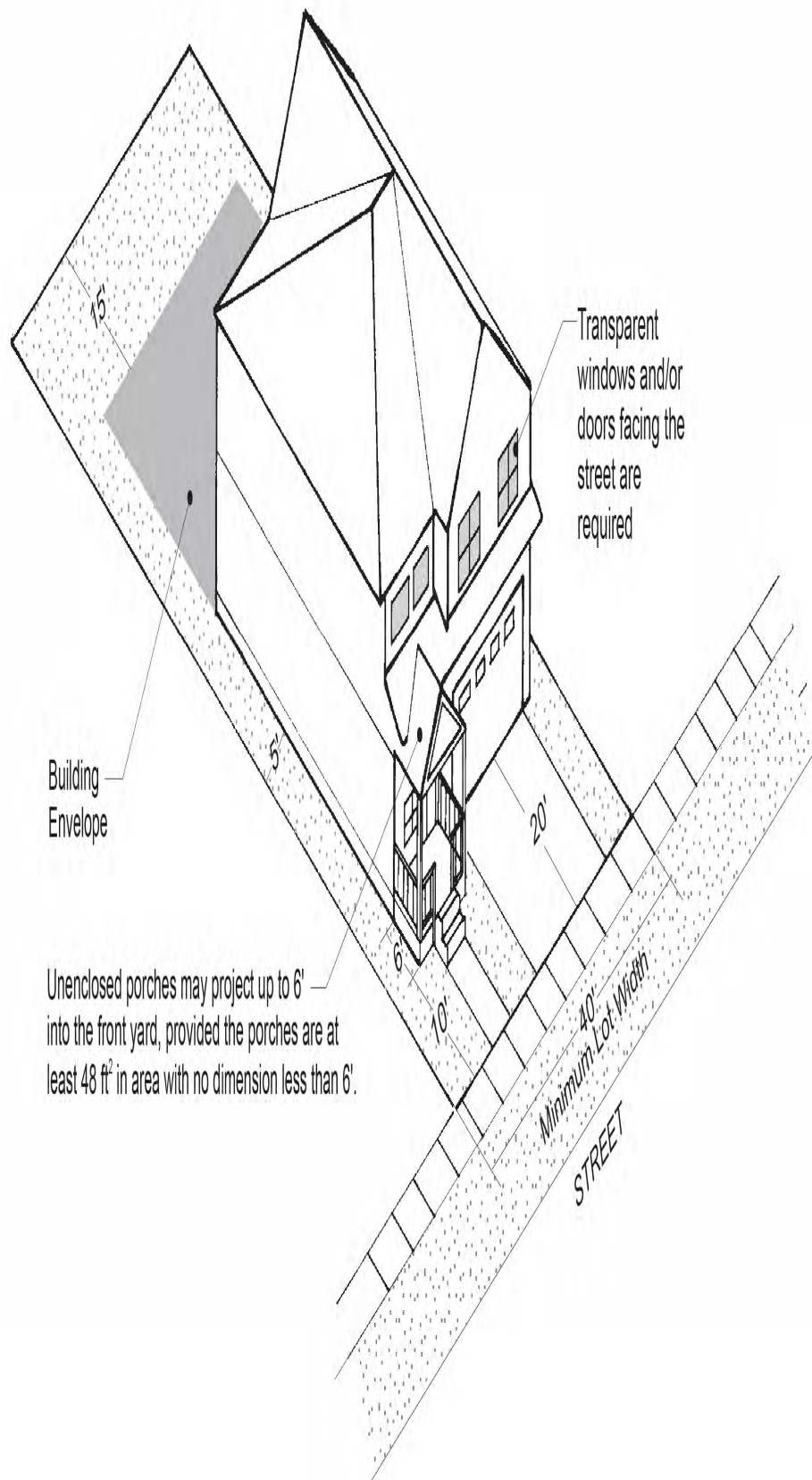


Zero Lot Line Configuration

(home pushed to side property line,
maximizing usable open space)

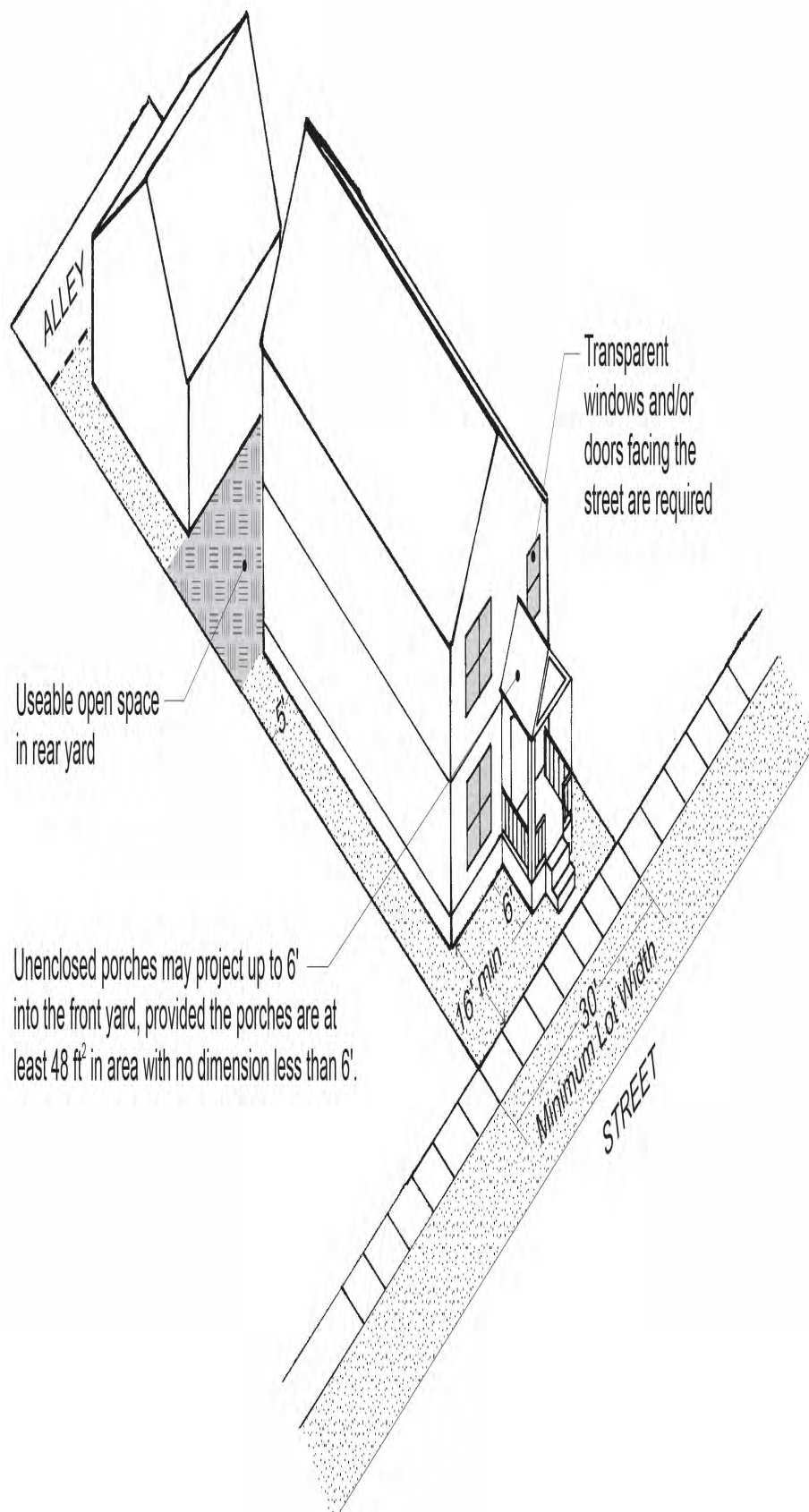
Example configurations of usable open space on small lots.

Table 16T-78



Minimum standards for front-loaded lots in the Moderate Density Residential District.

Table 16T-79



Transparent windows and/or doors facing the street are required

Useable open space in rear yard

Unenclosed porches may project up to 6' into the front yard, provided the porches are at least 48 ft² in area with no dimension less than 6'.

16' min
6'
30'
Minimum Lot Width
STREET

Minimum standards for alley-loaded lots in the Moderate Density Residential District.

2. Maximum building area coverage, fifty percent. Undeveloped lots vested prior to May 15, 2008, shall be exempted from this standard provided they meet minimum usable open space requirements herein.
3. Maximum development coverage, seventy-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.
4. Maximum height: forty feet.

Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

5. *Accessory Buildings.* All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, five feet.

Rear yard, three feet.

16.15.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.15.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. Multifamily projects shall also comply with the landscaping requirements of LMC [14.23.080](#).

16.15.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.15.090 Repealed

Repealed by [Ord. 1310](#).

Exhibit D:

Chapter 16.18 HIGH-DENSITY RESIDENTIAL DISTRICT

16.18.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential areas of high density;
- B. Designate certain areas where high density residential development may be located;
- C. Make high density residential developments available to those persons who may prefer such housing because of personal or financial circumstances;
- D. Permit the highest acceptable density in strategic locations along arterials as a means of achieving more opportunity for mass transit;
- E. Guide high density residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction,
 - 2. Where sewers can be extended at minimal cost to the city, or
 - 3. Along moderate and high density transportation corridors as designated by the Regional Transportation Plan to enhance and promote mass transit opportunities;
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Preserve within developments open space and related amenities.

16.18.020 Permitted uses.

A. Specific Types Permitted in the High-Density Residential District.

- 1. *Any residential use with a density of at least twelve units per acre.* All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that is applicable to the particular type of residential use.
- 2. Housing for people with functional disabilities.

B. Other or Related Uses Permitted.

- 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All

such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Accessory dwelling as defined in LMC [16.06.055](#);
4. Conditional uses as provided in Chapter [11.0916.66](#) LMC;
5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC.

16.18.025 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.18.020](#) are prohibited.

16.18.030 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.18.035 Individual lots required.

Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#), and every duplex, triplex or other residential building shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of LMC Title [15](#) the Lacey subdivision and short subdivision code.

16.18.040 Lot area.

- A. The size and shape of single-family detached lots shall be as follows:

1. Minimum lot area, two thousand square feet where alleys are utilized, three thousand five hundred square feet if alleys are not provided.

2. Minimum lot width, thirty feet when alleys are utilized, forty feet if alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or other multifamily uses shall have a minimum lot width and street frontage of fifty feet.

3. Minimum front yard:

Sixteen feet for single-family dwellings and duplexes. Ten feet for multifamily.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape, providing more convenient opportunities for offsetting windows for privacy of individual homes or other desired design outcomes.

Garages facing the street, twenty feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design;

a. Other applicable standards in this chapter.

b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).

c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single-family, condominium and multifamily shall be reviewed and approved through a subdivision, townhouse, planned residential development, site plan review or building plan review process where such concepts are identified and the project is designed and conditioned subject to design requirements of Chapter [14.23](#) LMC.

C. *Other Lot Standards for All Uses.*

1. *Minimum Usable Open Space.* Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques;

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a two-thousand-five-hundred-square-foot lot would require a contiguous open space of at least two hundred fifty square feet, or approximately fifteen feet by seventeen feet in area for a standard dimension, or ten feet by twenty-five feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard, except for those undeveloped lots vested prior to May 15, 2008.

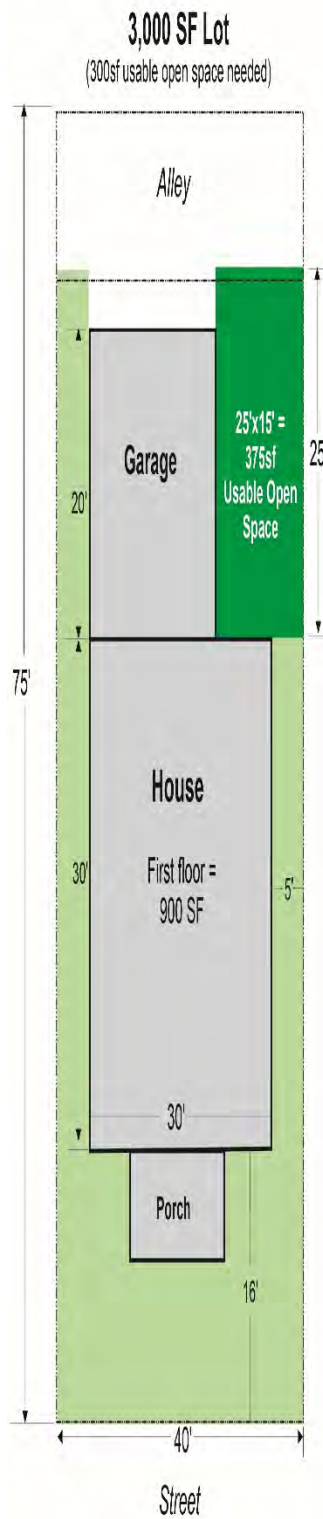
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

Up to twenty-five percent of the homes in a subdivision in the HDR zone can meet the ten percent usable open space requirement by providing a ten-foot-wide side yard in a zero lot line or reciprocal use easement configuration per LMC [14.32.072\(L\)](#) for the length of the lot provided the subject house is only single-story in height.

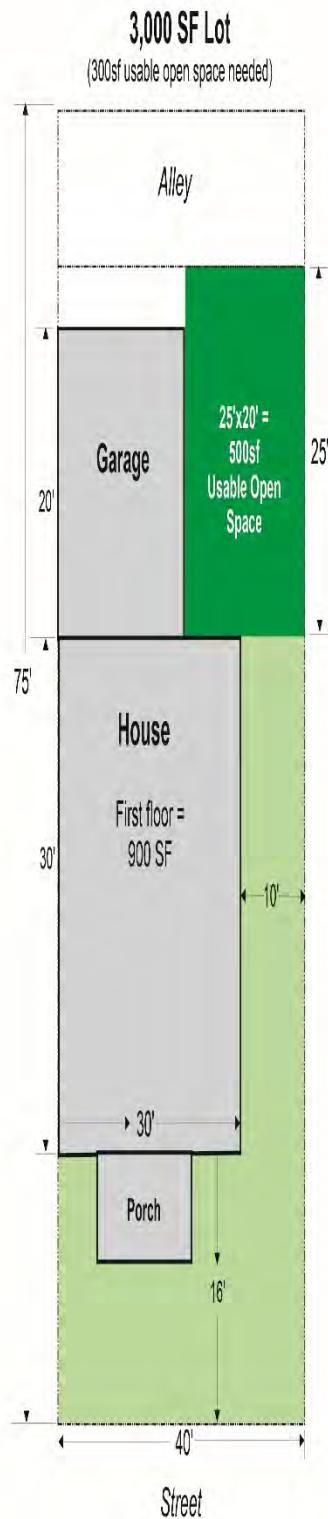
For townhouse developments, refer to LMC [14.23.080](#) and [16.61.040](#).

For multifamily developments, refer to LMC [14.23.080](#). (See Tables [16T-80](#), [16T-81](#), and [16T-82](#).)

Table 16T-80

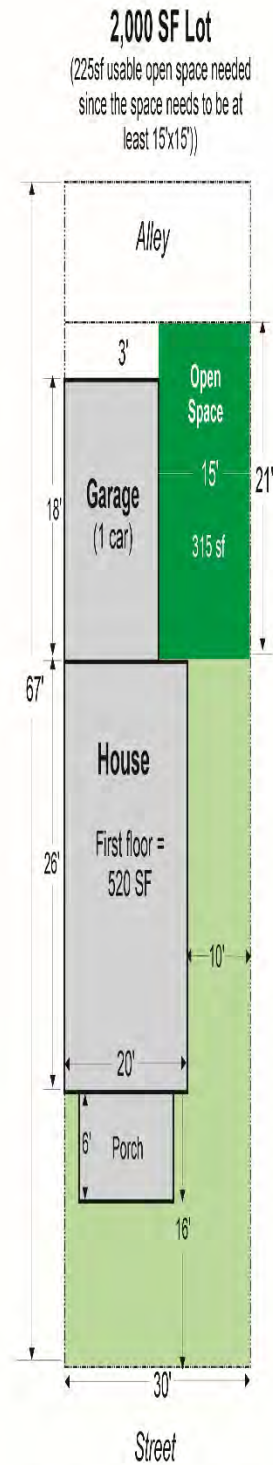


Conventional Lot



Zero Lot Line Configuration

(home pushed to side property line, maximizing usable open space)

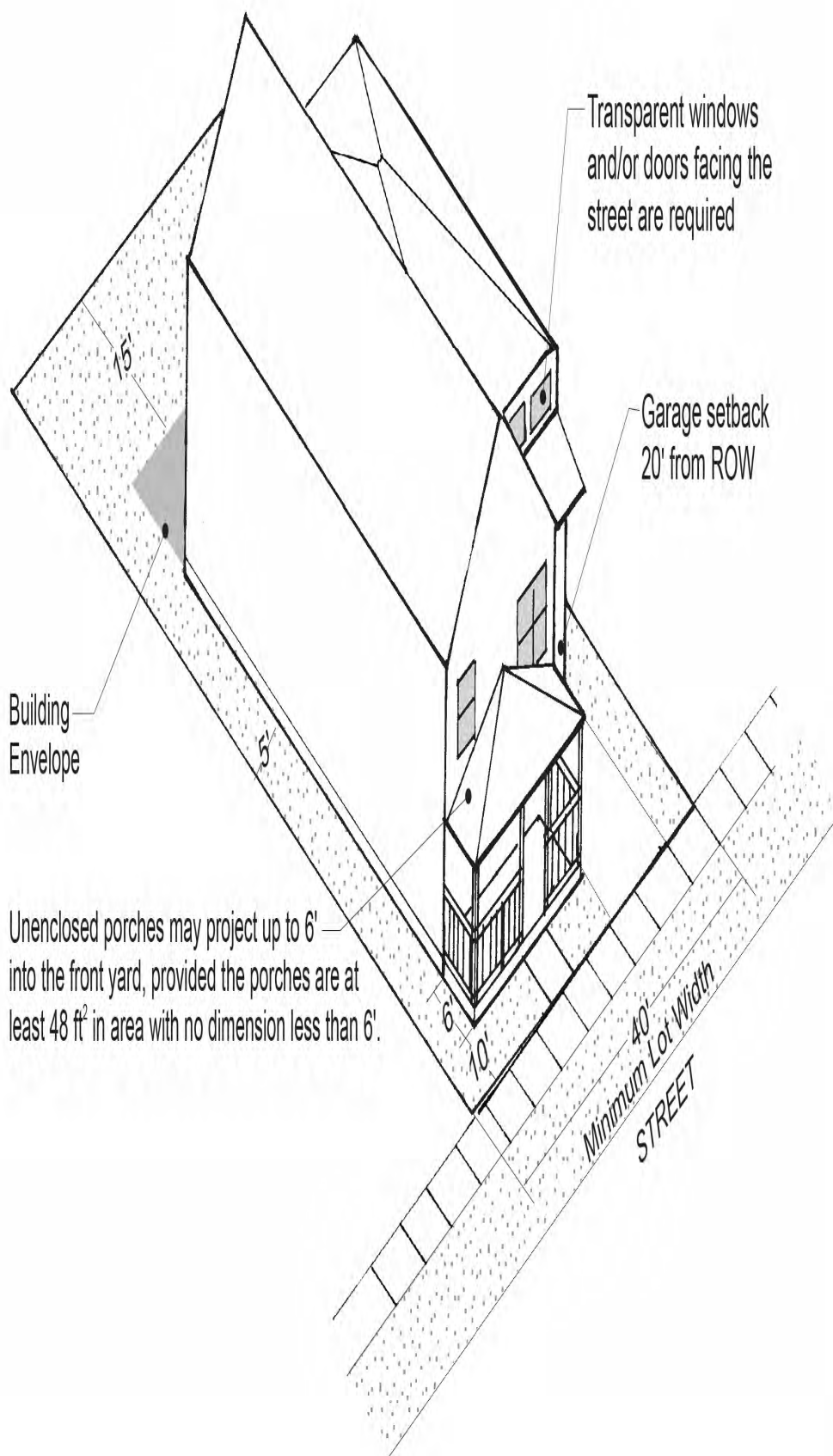


Zero Lot Line Configuration

(home pushed to side property line, maximizing usable open space)

Example configurations of usable open space on small lots.

Table 16T-81



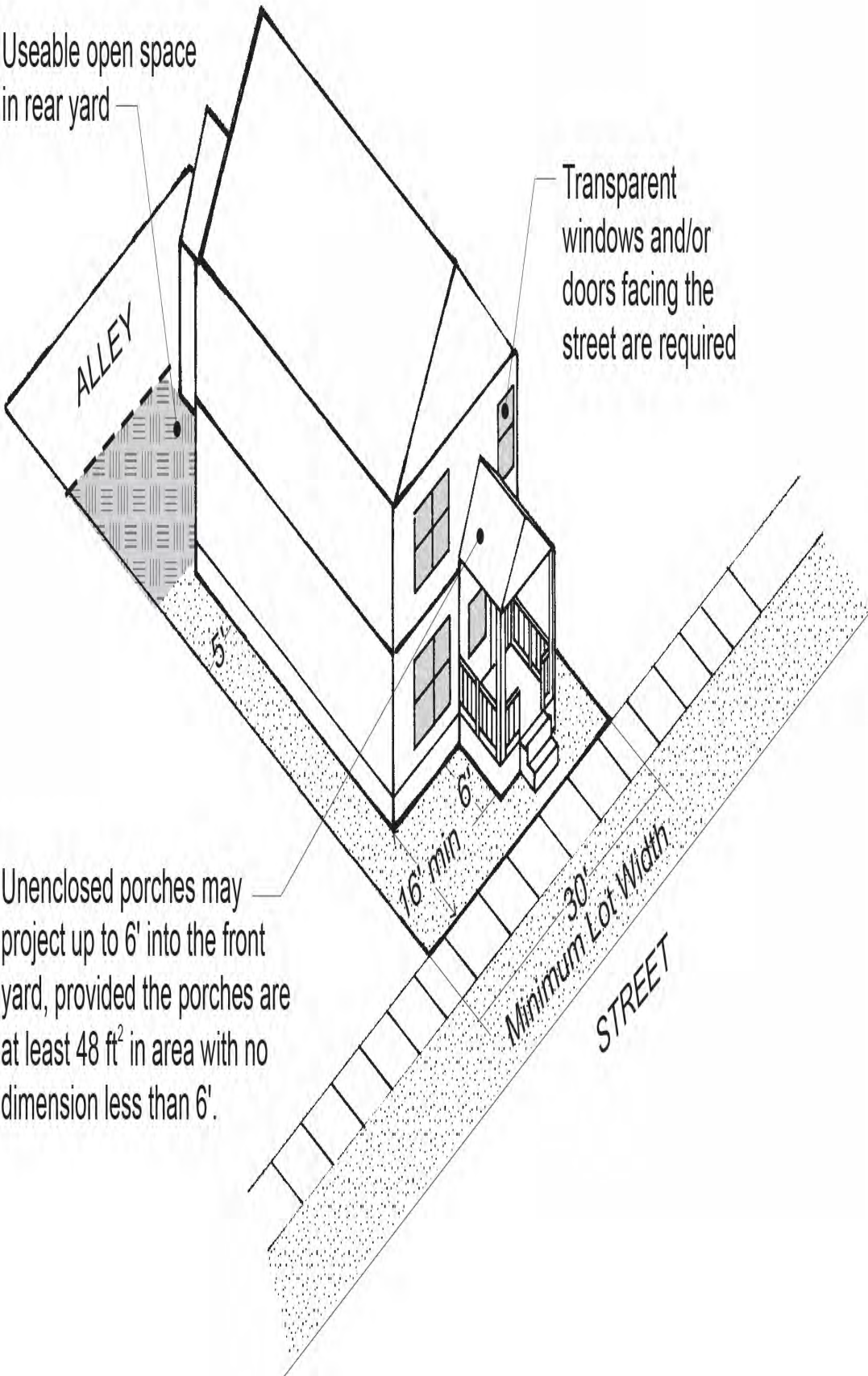
Minimum standards for front-loaded lots in the High Density Residential District.

Table 16T-82

Useable open space
in rear yard

Transparent
windows and/or
doors facing the
street are required

Unenclosed porches may
project up to 6' into the front
yard, provided the porches are
at least 48 ft² in area with no
dimension less than 6'.



Minimum standards for alley-loaded lots in the High Density Residential District.

2. *Maximum building coverage, fifty percent.* Undeveloped lots vested prior to May 15, 2008, shall be exempted from this standard provided they meet minimum usable open space requirements herein.

3. *Maximum development coverage, eighty-five percent.* Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.

4. Maximum height of buildings:

Eighty feet, provided the following apply where building height is greater than forty feet and within eighty feet of an existing single-family residence (measured from the foundation walls) and not separated by a street or alley:

a. A fifteen-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.

b. Buildings over forty feet shall step back one foot for each one foot of additional building height above forty feet.

c. Upper-story balconies facing existing single-family residential uses on buildings exceeding forty feet shall be constructed with opaque sides a minimum of forty-two inches high.

Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

5. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, five feet.

Rear yard, three feet.

16.18.050 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.18.060 Repealed

Repealed by [Ord. 1310](#).

16.18.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. Multifamily projects shall also comply with the landscaping requirements of LMC [14.23.080](#).

16.18.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Chapter 16.19 SHORELINE ZONING OVERLAY

16.19.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential area within shoreline jurisdiction;
- B. Provide a zoning overlayzone based upon the local Shoreline Master Program wherein the designations and related development standards are applied to property under the jurisdiction of such program.
- C. Provide the integration of local GMA documents and plans with shoreline management under the local Shoreline Master Program.

16.19.015 Application.

- A. This zone-overlay is intended to cover the shoreline water body and its 200-foot jurisdiction landward of the ordinary high-water mark, and associated wetlands as provided in Subsection C of this section. The designation shown on the map is considered approximate, as the exact location of the ordinary high-water mark requires identification at the site.
- B. The overlay and associated sub-designations zone shall be ~~delineated identified on the zoning map by a distinctive color with hatch patterns or other method to identify the particular within the~~ Shoreline Master Program ~~designation~~.
- C. Areas under shoreline jurisdiction classified as associated wetlands that lay greater than 200 feet landward from the ordinary high-water mark, have been designated as Open Space Institutional (OSI) for sensitive area protection purposes. ~~The Shoreline Zone shall have a hatch pattern over the OSI designation to integrate the two.~~ In this designation, standards of the Open Space Institutional zone shall supplement the requirements of the Shoreline Master Program for environmental protection.
- D. All applicable requirements of the Shoreline Master Program shall apply to the use or activities taking place within this zoning overlayzone.

16.19.020 Permitted Uses.

- A. Consistent with Shoreline Designation:
 - a. Only those uses/activity/development as identified in Table 3 of the Shoreline Master Program shall be permitted according to the specific shoreline designation.
- B. Consistent with Functions and Values:
 - a. An activity, use, or development must be compatible with the physical characteristics and identified functions and values of the subject reach in which it is proposed and shall be designed and located accordingly.

16.19.030 Prohibited Uses.

- A. Shoreline Master Program Table 3:
 - a. Uses other than those identified in Table 3 of the Shoreline Master Program or permitted by conditional use permit are prohibited.
- B. Residential Development Over Water:

- a. Residential development designed for occupancy is prohibited over water.

16.19.035 Residential Density for Shoreline Designations.

- A. Shoreline Master Program Table 4:
 - a. The overall density permitted for a parcel shall be no greater than that density identified for the specific shoreline environmental designation in Table 4 of Lacey's Shoreline Master Program, in addition to potential density credit that may be transferred to parcels outside shoreline jurisdiction as provided in Chapter 16.58 LMC.
- B. Incentive Density Bonus:
 - a. Density credit for property within the Shoreline Residential, Urban Conservancy and Natural designations may include a density bonus increase to exceed the underlying density cap pursuant to adoption of an incentive dedication development agreement as provided in Chapter 16.58 LMC.

16.19.040 Residential Form Permitted.

- A. Land Form Generally:
 - a. Within the 200-foot shoreline jurisdiction, the form of urban residential development shall be designed to be compatible with the shoreline environment. The Shoreline Master Program, Chapter 17.26, Residential Development, provides standards for said development within the Shoreline Zoning OverlayZone.
- B. Innovative Concepts Encouraged:
 - a. Concepts that use unique or innovative designs to achieve the goals of Lacey's Shoreline Master Program are encouraged and will be allowed flexibility in meeting design standards to achieve this objective.
- C. Housing Forms:
 - a. A range of housing options will be permitted for projects that are compatible with shoreline resources, meet GMA goals and provide a quality residential environment. To achieve urban density and environmental compatibility, this may include attached and compact housing forms and clustering concepts.
- D. Compact Housing and Clustered Housing Forms Encouraged:
 - a. Compact housing forms that consolidate large areas of open space by reducing individual lot size and clustering units is encouraged. This provides the opportunity for a design that can achieve a higher level of compatibility with the shoreline environment and provide open space concepts for public and private use.
- E. Clustering Housing Forms Encouraged:
 - a. Clustering of residential units may use an attached development concept or a compact detached form of housing. Housing forms that utilize compact low impact design to achieve the goals of Lacey's Shoreline Master Program for integration, compatibility with natural shoreline processes and environmental sensitivity are preferred. This can include condominium, townhome, courtyard, cottage designs and other innovative housing forms that accomplish the same objectives.
- F. Design with Nature:

- a. Design shall incorporate natural physical topographic profiles to work with the site's natural components, without impact to functions and values identified in the inventory, analysis and classification of the subject reach.
- G. Least Impact:
 - a. For projects that include more than one residential unit, or a land division of property, design with least impact to the environment may require a clustering concept to minimize site disturbance and impervious area. This will include common facilities that provide use of shoreline resources for residents and also minimize impact and physical alteration of shoreline area.

16.19.050 Conformance with Shoreline Master Program Requirements.

All requirements of Chapter 17.26, Residential Development, of the SMP shall be satisfied.

Exhibit E:

Chapter 16.21 URBAN AGRICULTURE

16.21.005 Purpose.

The City of Lacey finds there is a need to accommodate farming activity commonly referred to as urban agriculture. This can include a range of activities, such as production of food on a single-family residential lot for a family's personal use, urban vegetable gardens on common property for community use, or a small commercial farm activity ~~located in areas zoned for this use.~~

~~While agricultural activity has often been considered inconsistent with smart growth principles of accommodating density in urban areas, the two do not need to be mutually exclusive. Urban agricultural activity for personal use on individual single-family lots, or on common property for community agricultural use, or in the form of small commercial urban farms, can add to the urban fabric and create a richer context for urban neighborhoods. These beneficial uses can be accommodated without sacrificing the objectives of the state Growth Management Act (GMA) and designated urban areas.~~

Urban agricultural activities managed in a responsible way, with sensitivity to urban density and land use compatibility issues, can benefit the individuals participating in the activity and the community at large by providing fresh produce, additional food choices, economic development opportunity, a more sustainable lifestyle and urban neighborhoods with more variety and interest. ~~This section has been developed with the purpose of providing Lacey citizens an opportunity to participate and benefit from these activities.~~

16.21.010 Intent.

It is the intent of this chapter to:

A. Develop opportunities for a range of urban agricultural activities, at a level and intensity that is compatible with Lacey's ~~neighborhoods~~urban environments.

~~B. Define levels of urban agriculture beneficial to neighborhoods and specific zoning designations, considering the context of Lacey's urbanized areas.~~

~~C.B.~~ Establish design standards to ensure urban agricultural activities do not compromise the livability of neighborhoods by introducing nuisances that could degrade the quality of life for surrounding residents. Nuisances include, but are not limited to, such things as:

- Noise.
- Odors from poor care and clean up of animal waste.
- Pest problems from improper feeding techniques.
- Aesthetic impacts.
- Other issues that are disruptive to the neighborhood or distract from the quality and enjoyment of the neighborhood environment.

~~D.C.~~ Encourage and support personal urban agricultural opportunities for individuals and families.

~~E. Encourage and support urban agricultural opportunities for~~, community groups, religious organizations, home owner associations and food co-ops.

~~FD.~~ Encourage the preservation of good agricultural uses for their value as economic assets as well as their value as open space, contribution to sustainability and healthy lifestyle and food choices for the community;

~~G. Provide a designation exclusively for agricultural activities that pre-existed Lacey's first GMA Plan and those agricultural uses that are of a size and intensity they need space and standards to coexist in an urbanized area to avoid compatibility issues.~~

~~HE.~~ Retain the ~~Agricultural District~~Open Space Institutional designation to serve as a place holder with a viable use pending the need for transition to other urban uses. This is intended to facilitate the orderly transition of properties that are being used for agricultural production to more intensive ~~residential~~ uses, if and when such agricultural uses are no longer feasible for economic, cultural or technical reasons.

16.21.014015 Urban agriculture activities.

A. Urban agriculture activities are described and permitted according to expected compatibility with other urban uses. It is expected that urban agricultural uses will be located on a single-family residential lot with space to adequately accommodate the use. However, a multifamily lot may accommodate an urban agricultural activity if all of the following requirements are satisfied:

- The use is approved in writing by the owner of the building(s);
- Land area is assigned in writing by the owner of the building(s) to accommodate the planned agricultural activity;
- Area assigned to accommodate the urban agricultural activity meets applicable thresholds of this title to adequately accommodate the use;
- The intent of this section to provide an urban agricultural opportunity while adequately mitigating impacts to neighbors can be fully satisfied;
- The director of community and economic development determines the use is appropriate to the context of the multifamily complex given assigned area and design.

1. Urban agricultural uses permitted on residential lots less than one acre in size. The following urban agricultural activity is permitted as an accessory use to a residence:

a. All horticultural activity for personal use and incidental sales or distribution on site and off site at a farmers market or approved retail area; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215](#) WAC, and requirements of a home occupation pursuant to Chapter [16.69](#) LMC.

b. Limited animal husbandry of small farm animals for personal use; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215](#) WAC, and requirements of a home occupation pursuant to Chapter [16.69](#) LMC. This activity shall be limited to the following:

(1) Domestic fowl and rabbits:

(a) The maximum number of all fowl permitted accessory to a single-family residential home on an urban lot shall be one per one thousand square feet of lot area, up to a maximum of ten.

(b) Roosters, geese, turkeys, peacocks and exotic species are prohibited.

(c) Rabbits kept in accordance with recommendations of the American Rabbit Breeders Association (ARBA) and a minimum three and one-half square feet of hutch space per rabbit up to a maximum of two dozen rabbits.

(d) Structures housing domestic fowl or rabbits must be located and designed as follows:

- Located ten feet away from property lines provided no such structure shall be located closer to the front property line than a dwelling.

- Designed to prevent rodents by incorporation of one of the following:

- Raising the floor area eight to twelve inches above grade.

- Portable pens moved every few days with cleanup of ground.

- Other techniques that have similar results.

(2) Miniature goats commonly known as pygmy, dwarf and miniature goats provided:

(a) Male miniature goats are neutered.

(b) Lots accommodating miniature goats must be a minimum of seven thousand five hundred square feet and may be allowed at a ratio of four miniature goats per one acre of property.

(3) Beekeeping provided:

(a) Beekeeping may include honey bees, mason bees, cutter bees, cavity nesting bees or similar bees used for honey or pollination purposes.

(b) Honey bees must be registered with the State Department of Agriculture according to provisions of RCW [15.60.021](#) and meet the following restrictions:

- A maximum of four honey bee hives is permitted as an accessory use to a single-family home;

- Honey bee hive shall not be located within twenty-five feet of any lot line, provided this distance may be reduced to ten feet if strategies are employed to require bees to gain elevation before crossing the property line. This may include elevation changes, solid fencing or other techniques that can achieve this objective.

(c) Area housing bee varieties other than honey bees must be a minimum of ten feet from adjacent properties and limited in size appropriate for pollination of the owner's lot.

(4) Other poultry and small animals not specified may be permitted or prohibited by the director of community and economic development upon finding that the species can or cannot reasonably be accommodated without impacts to adjacent properties. Limitations shall be applied as considered appropriate to mitigate potential impacts. Approval under this provision shall be at the sole discretion of the director of community and economic development based upon written findings articulating the intent of this chapter.

(5) Cows, horses, sheep and other similar large farm animals are not permitted as an accessory use on lots less than one acre in size.

2. *Urban agricultural uses permitted on residential lots greater than one acre in size.* The following urban agricultural activity is permitted as an accessory use to a residence:

a. All uses permitted under subsection [\(A\)\(1\)](#) of this section according to ratios, conditions and restrictions therein.

b. On lots or parcels of one acre or more, livestock may be kept; provided, that the number of head of livestock shall not exceed one for each half acre of lot area; and further that barns or other structures for the housing or sheltering thereof be set back not less than thirty-five feet from all property lines. In addition, urban agricultural uses shall employ best management practices, such as may be included in a farm plan developed by the Thurston Conservation District.

c. All uses permitted under subsection [\(A\)\(4\)](#) of this section (community urban agricultural use) according to the ratios, conditions and restrictions therein.

3. *Urban agricultural activity on a nonresidential lot.* As an accessory use or transitional use, the following urban agricultural activities may be permitted consistent with and as identified within other zoning designations:

a. All uses permitted under subsection [\(A\)\(1\)](#) of this section according to ratios, conditions and restrictions therein.

b. All uses permitted under subsection [\(A\)\(4\)](#) of this section (community urban agricultural use) according to the ratios, conditions and restrictions therein.

4. *Community/communal urban agricultural activities.* Permitted according to the following descriptions and restrictions in addition to those regulations identified within the containing zoning district:

a. Horticulture may include all horticultural activity organized in the form of communal farming arrangements on property used in common for these purposes or where small lots or back yards have raised beds or segregated plots for lease for gardening activity. This may include activities such as community pea patches, community garden plots, shared garden plots, publicly owned garden plots for community use, gardens owned and operated by nonprofit organizations, homeowners associations and religious organizations for use by members or community groups, yard area with segregated raised

garden beds developed by an owner for lease and other similar activities. Said activity shall be subject to the following requirements:

(1) All horticultural activities taking place on a lot or portions of a lot that is less than two acres shall be reviewed by the community and economic development department as follows:

(a) Subject to limited administrative review under [Chapter 11.04 LMC Chapter 1 of the Development Guidelines and Public Works Standards](#) to document the proposal, discuss the level of activity and development of a project management plan necessary to ensure compatibility with adjacent neighbors.

(b) If considered necessary to ensure compatibility with adjacent land use, a formal site plan review (SPR) may be required, including preparation and approval of an urban agriculture impact mitigation plan. Such determination shall be at the sole discretion of the community and economic development director.

(2) All urban farming activities taking place on a lot or portions of a lot more than two acres in size shall require a site plan review approval.

(3) Produce in excess of member needs may be provided on or off site to individual community members in need, food banks, religious organizations and other nonprofits for distribution to the public.

(4) Incidental sales of produce in excess of member needs may occur on site, at local farmers markets or at approved commercial sites. On-site retail sales must not result in adverse impacts to the neighborhood area as a result of signage, traffic or other related activity. Determinations regarding impact of on-site retail activity and mitigation requirements will be up to the sole discretion and determination of the community and economic development director and may be subject to the provisions of Chapter [16.70 LMC](#) (street merchant ordinance).

(a) Animal husbandry is limited to those activities permitted with requirements as specified in subsection [\(A\)\(1\)\(b\)](#) of this section with the following additional considerations and requirements:

- Such activity must take place as a secondary and incidental use in conjunction with community urban farming horticultural activities.

- "Personal use" in the context of community urban agricultural use shall include all members of the group participating in the urban agricultural activity.

(5) Commercial urban farms: ~~Commercial-A commercial~~ urban agricultural use or farm activity in Lacey and its growth area is ~~generally a~~ farming activity that existed at the time Lacey's first GMA Plan was adopted. Most areas with small commercial farm activity ~~were are~~ zoned ~~Agricultural District~~ Open Space Institutional to provide for the continuation of these existing activities ~~in a zone designed to accommodate this use~~. Future provision may be made for small farms in other zoning designations under criteria necessary to ensure compatibility. ~~This concept is reserved for future consideration.~~

(6) All activities identified or allowed pursuant to this chapter shall comply with all other local, state, or federal regulations pertinent to the activity pursued, and the requirements or permission granted or implied by this chapter shall not be construed as an exemption from such regulations.

B. Permitted where: All zoning designations will reference the urban agriculture activities and appropriate provisions of this chapter applicable to the zone.

~~16.21.018 — Agriculture District.~~

~~The Agricultural District has been established for the purposes and intent described in LMC [16.21.005](#) and [16.21.010](#).~~

~~16.21.020 — Permitted uses.~~

~~A. *Specific Types Permitted in the Agricultural District.*~~

~~1. Production of crops and livestock including but not limited to the following:~~

- ~~a. All horticultural crops including tree farms, greenhouses and nurseries;~~
- ~~b. Livestock production including grazing, dairying, poultry and egg production, and riding stables;~~
- ~~c. Limited processing and packaging of produce and animal products, including slaughtering, limited to crops and animals produced on the premises;~~
- ~~2. Single family structures, not exceeding one per five acres.~~

~~B. *Other or Related Uses.*~~

- ~~1. Accessory buildings or structures clearly related to the basic use of the premises such as storage of personal property, vehicles, equipment and supplies;~~
- ~~2. Stands or sheds for the sale of agricultural products produced on the premises;~~
- ~~3. Manufactured homes for persons related to or employed in the agricultural pursuits of the premises;~~
- ~~4. Accessory residential dwelling as defined in LMC [16.06.055](#);~~
- ~~5. Home occupations as provided in Chapter [16.69](#) LMC.~~

~~16.21.030 — Prohibited uses.~~

~~Prohibited uses in the agricultural district are as follows:~~

- ~~A. Feed lots;~~
- ~~B. Animal product reduction facilities;~~
- ~~C. Slaughterhouses or processing plants or facilities larger than those required for the crops or animals grown on the site.~~

16.21.040 Environmental performance standards.

All uses in this district shall comply with the environmental performance standards of Chapter [16.57](#) LMC.

16.21.050 Lot area.

A. Minimum lot area, five acres;

B. Setbacks for residential structures and all accessory buildings:

Minimum front yard, twenty-five feet,

Minimum side yards, eight feet,

Minimum rear yards, twenty-five feet;

C. Setbacks for structures or enclosures housing animals or poultry:

Minimum setback from front street line, one hundred feet,

Minimum setback from side and rear property lines or from a flanking street line, fifty feet;

D. Maximum building area and development coverage for a single use or occupancy is:

Maximum building coverage for five acres or more, fifteen percent,

Maximum development coverage for five acres or more, twenty-five percent;

E. Maximum height:

Residential building, thirty-five feet,

Accessory building, sixteen feet,

Barns, silos and the like, fifty feet.

Exhibit F:

Chapter 16.23 MIXED-USE HIGH-DENSITY CORRIDOR

16.23.010 Intent.

- A. Over time, that portion of the Martin Way designated Mixed Use High Density is intended to gradually change from an area dominated by strip commercial development, light industry, warehousing, and other low intensity or non-pedestrian uses into mixed use, high density residential and commercial area with an established street grid where people enjoy walking, shopping, working and living.
- B. To create three-two mixed high density corridor zones designed to reflect a desire to move away from traditional commercial strip development to a mixed high-density corridor. The three-two zones are intended to reflect an emphasis on existing uses which are already established within the area to help promote a healthy business climate for existing uses.
- C. Create a specific mixed high density corridor zone for the eastern-western portion of Martin Way between Marvin and Meridian (areas west of Marvin Road) that will make the transition away from strip commercial auto-oriented development. Low intensity and motor-vehicle-oriented uses are not desirable within this area. Low intensity and motor vehicle-related uses are considered to be those which are relatively large in scale and which primarily serve patrons arriving by motor vehicle because:
 1. The uses primarily sell products of such size or weight as to require motor transport by necessity, such as boats; and/or
 2. They require substantial areas for outdoor storage of product or equipment or they are not pedestrian-oriented at all, such as warehousing or light industry;
 3. Exception may be made for food and general merchandise stores where design of the site is integrated to serve local pedestrian traffic and compatible and complementary to adjacent uses.
- D. Create a mixed high density corridor zone for the western-eastern portion of Martin Way generally between Hensley and Carpenter Road (areas east of Marvin Road) that will make the transition away from classic strip commercial development to a full range of commercial uses with attractive street fronts, multimodal improvements and a design which is compatible in an environment where residential uses and commercial uses are located adjacent to one another.
- ~~E. Create a mixed high density corridor zone as a transition between the east and west zones between Hensley and Marvin Road. This zone would recognize some automobile-related uses but only through a conditional use permit process.~~
- ~~F-E.~~ Allow for commercial uses and other mixed-use development in a way that serves the needs of the neighborhood and the community and enhances the appearance and identity of the mixed high-density corridor.
- ~~G-F.~~ Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, facilitate efficient mass transit, and require less reliance on motor vehicles.
- ~~H-G.~~ Encourage a variety of businesses which offer retail goods or consumer services that appeal to pedestrians and/or serve the needs of the surrounding neighborhood.
- ~~I-H.~~ Integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of the adjacent residential neighborhood.

- H.I. Provide development standards which require direct, convenient pedestrian and vehicular access to businesses.
- K.J. Balance the needs of motorists and businesses serving a community-wide market with the needs of pedestrians and neighborhood residents.

16.23.020 Permitted uses in all mixed high density corridor zones.

- A. Commercial Uses and Public Administration. The following uses are permitted as an allowed use or by conditional use permit as noted if they have a gross floor area of no more than fifteen thousand square feet and require no outside storage. The square footage limitation may be waived by the site plan review committee for general merchandise stores, food stores, hotels and motels, rooming houses, educational services, and museums. To waive this requirement the site plan review committee must find that the proposed use can conform to other requirements of the high-density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses in the zone. Noted conditional uses may also be approved with a greater or lesser square footage under the same conditions of pedestrian emphasis, compatibility and complementary design.

Uses allowed include:

1. Retail Uses. Preferred retail activities are those that promote a shopping experience for pedestrians and can accommodate design that is easily integrated into the corridor's mixed-use vision. Preferred retail uses include activities such as:
 - a. General merchandise;
 - b. Food;
 - c. Apparel and accessories;
 - d. Eating and drinking establishments;
 - e. Drug and proprietary;
 - f. Shopping goods stores.
2. Finance, Insurance and Real Estate. Preferred uses include finance, insurance and real estate servicing needs of surrounding neighborhood and community residents. Such uses will have a design that promotes the immediately surrounding mixed-use high-density corridor. Such uses include:
 - a. Finance depository institutions, non-depository institutions, holding companies, other investment companies, brokers and dealers in securities and commodity contracts and security and commodity exchanges;
 - b. Insurance, including carriers of all types of insurance and insurance agents and brokers;
 - c. Real estate, including owners, lessors, lessees, buyers, sellers, agents and developers of real estate.
3. Services. Preferred service uses are establishments primarily engaged in a variety of services for individuals, business and government establishments and other organizations and have a design promoting the service needs of the mixed uses within the corridor.
 - a. Preferred service uses include activities such as:

- b. Hotels and lodging places;
 - c. Personal services: laundry, photo studios, beauty shops, shoe repair and funeral service;
 - d. Business services: advertising agencies, commercial art and computer programming;
 - e. Repair services: radio and TV repair;
 - f. Theaters;
 - g. Amusement and recreation: physical fitness facilities and health clubs;
 - h. Health services: office and clinics of doctors, dentists, health practitioners, veterinarian clinics and medical laboratories;
 - i. Educational services: establishments involved in academic and technical instruction and libraries;
 - j. Social services: childcare and residential care;
 - k. Museums, art galleries and botanical and zoological gardens;
 - l. Membership organizations;
 - m. Engineering, accounting, research, management and related services.
4. Public Administration. Preferred uses include activities involving the executive, legislative, judicial, administrative and regulatory activities of federal, state, local and international governments. However, activities of the state of Washington shall be allowed only if such location and use also conform with the state's current Preferred Leasing Areas Plan provided said Preferred Leasing Areas Plan meets the city's adopted goals and policies and further is endorsed by the city of Lacey.
- a. Preferred public administration uses are those promoting the mixed use of the corridor by servicing the residents of the neighborhoods and within the corridor. Such uses include activities like a post office, satellite police stations and fire stations.
5. Transportation Activities. Preferred uses are transportation activities which promote a multi-modal environment or can be easily integrated into the mixed-use vision for the corridor. Such uses include activities such as:
- a. Bus terminals;
 - b. Taxi cab services;
 - c. Transportation services;
 - d. Travel agencies;
 - e. Tour operators;
 - f. Commercial parking facilities may be allowed provided they are limited to twenty-five cars. Commercial parking facilities shall be prohibited on corner lots.
- B. Residential Uses. Multifamily uses are permitted provided they are generally mixed use and or located away from primary district frontages and high activity corners. All residential uses are permitted with a minimum density of at least twelve units per acre is required. No density maximum shall be imposed provided any density beyond twenty units per acre shall be obtained by purchase of transfer of development rights; low-income housing density bonuses or other

incentive density bonuses as may be available or determined in the best interest of the community by the site plan review committee.

- C. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

~~16.23.024~~ Additional permitted uses.

~~Selected automobile-related uses are allowed in the mixed high-density corridor (west) zone pursuant to LMC 16.23.010(D). Provided the use is designed to conform to other requirements of the high-density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses. Such uses include:~~

~~A. Automobile-related uses such as:~~

- ~~1. Automobile parts store;~~
- ~~2. Automobile repair;~~
- ~~3. Service activities;~~
- ~~4. Gas stations;~~
- ~~5. Vehicle sales activities;~~
- ~~6. Manufactured home sales activities.~~

16.23.025 Conditional uses.

- A. Other uses in the following categories may be permitted through a conditional use permit. Provided the applicant can demonstrate such use can be designed to be integrated into the corridor and compatible and complementary to existing and future preferred uses and land use vision. Uses that may be approved through the conditional use permit process ~~in all three mixed-use high-density corridor zones~~ include:

1. Retail uses such as:
 - a. Hardware;
 - b. Building material and garden supply;
 - c. Home furnishings and equipment.
2. Services.
 - a. Upholstery;
 - b. Furniture repair.
3. Public Administration.
 - a. State offices.

- B. Additional conditional uses may be permitted in the ~~central~~ eastern zone pursuant to LMC 16.23.010(ED). Provided it can be shown the use can conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses. Such uses include:

1. Automobile-related uses such as:
 - a. Automobile parts store;
 - b. Automobile repair;
 - c. Service activities;
 - d. Gas stations;
 - e. Vehicle sales activities;
 - f. Manufactured home sales activities.

~~C. Automobile gas stations may be permitted by conditional use permit at the northeast and southwest corners of the intersection of Meridian, Martin, and Duterrow. This use shall be limited to the lots with gas stations existing on the effective date of the ordinance codified in this section. Provided, that the provisions of LMC 16.23.025(B) can be satisfied.~~

16.23.030 Similar or related uses.

Similar or related uses permitted and criteria for determination of similarity or relatedness are as follows:

- A. Uses similar to, or related to, those listed in LMC 16.23.020(A) are permitted upon a finding of the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan;
- B. The criteria for such finding of similarity shall include but not be limited to the following:
 - 1. The proposed use is appropriate in this zone given the emphasis on pedestrian orientation, mass transit and mixed use;
 - 2. The development standards for permitted uses can be met by the proposed use;
 - 3. The proposed use will be compatible and complementary to adjacent uses and uses within the zone in general;
 - 4. The public need is served by the proposed use.

16.23.040 Prohibited uses.

Uses other than those identified or described in LMC 16.23.020 are prohibited.

16.23.050 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

C. Refuse.

- 1. Refuse container screening shall be required and be native and drought tolerant landscaping or material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high;
- 2. No refuse container shall be permitted between a street and the front of a building;

3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

16.23.060 Site Area.

A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.

B. No minimum setback. The maximum setback shall be fifteen feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.

C. Side yard setback, minimum of ten feet, unless waived by the site plan review committee pursuant to the policies of this chapter.

D. Rear yard setback, fifteen feet.

E. Maximum building coverage: thirty-five percent; however, this may be increased up to a maximum of eighty-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects containing mixed uses: five percent bonus.

2. Projects with three- or four-story building: five percent bonus.

3. Projects providing a pedestrian oriented plaza or area of at least one hundred fifty square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the city. Such areas shall contain seating for at least four people, a trash receptacle and three or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: twenty percent bonus.

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: ten percent bonus.

5. Projects providing at least fifty percent of their required parking underground or within the building: forty-five percent bonus.

Note: These bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit building coverages.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus.
2. Projects containing mixed uses: five percent bonus.
3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: fifteen percent bonus.
4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit impervious surfaces.

G. Building height: not more than forty-five feet within one hundred feet of a prior existing single family detached subdivision.

16.23.070 Parking.

Off-street parking shall be provided in accordance with Chapter 16.72 LMC and all design review requirements of Chapter 14.23 LMC. On street parking shall be allowed to help satisfy parking requirements provided paved street widths provide adequate room pursuant to city standards for on street parking.

16.23.080 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.

16.23.085 Design review.

All applicable requirements of Chapter 14.23 LMC shall be satisfied.

16.23.090 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Chapter 16.24 WOODLAND DISTRICT

16.24.010 Intent and organization.

A. It is the intent of this chapter to:

1. Encourage density and a diverse mix of uses in the core area;
2. Create a core area that is strongly pedestrian-oriented and transit friendly;
3. Create a strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the Downtown 2000 Plan, and the Woodland District Strategic Plan;
4. Create places that provide for the needs of a diverse population;
5. Provide a comfortable pedestrian experience and commercial-retail opportunities;
6. Promote the development of an office hub within the Woodland District that supports the surrounding retail component; and
7. Promote high density residential in mixed-use patterns throughout the Woodland District.

B. *Woodland District Urban Neighborhoods Intent Statements.* The Woodland District is divided into three subdistricts as shown in Figure 16.24.010-1:

1. *Urban Neighborhood 1--Woodland Square.* The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity. The form-based code (FBC) allows increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and locally-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners, with through block connections that provide access between properties, and a pedestrian-scale grid of streets.

2. *Urban Neighborhood 2--Pacific Avenue.* The goals for Urban Neighborhood 2 promote low- and medium-intensity development with a local or regional emphasis along Pacific Avenue SE. This subdistrict is intended to prevent the appearance of strip commercial development. Development is expected to balance the needs of pedestrians, bicycles, automobiles, and transit with a mixture of commercial, service, and residential uses. Although Pacific Avenue is the primary street for lots and parcels, infill blocks that have multiple frontages where the site (parcel) abuts the Woodland Trail development may use the trail as a ground level street-facing elevation of buildings and will take advantage of pedestrian connection to the trail. Development will balance the needs of autos, pedestrians, and transit users.

3. *Urban Neighborhood 3--Master Plan Areas.* The goals for Urban Neighborhood 3 promote development that strives to combine regional commercial-retail and housing uses on a single site or in close proximity. The development standards allow increased development on busier streets without

fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and local-serving and region-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners with through block connections that provide connections between properties and an overall modified grid of streets.

The Woodland District Master Plan requirements strive to achieve a finer-grained network of streets and paths than currently exists, while permitting property owners flexibility regarding location, alignment and design, or type of streets and paths. New streets and paths will be located within easements or rights-of-way, and new infill blocks will be created as a result. Once a new infill block is created, the FBC development standards will apply in the same way that they will apply to legally defined sites and street-bounded blocks within the rest of the Woodland District. FBC development standards include stormwater regulations, height limits, setbacks and frontage type requirements.

C. Regulating Plan.

1. *Description of the Regulating Plan.* The Regulating Plan translates the community vision into a map. The Regulating Plan designates the locations, subdistricts and streets that are intended to embody specific physical characteristics. It specifies the location and applicability of specific design treatments and maps where they are required. The Regulating Plan works in tandem with the development standards, tables and figures to define the shape, size and location of streets, through connections, infill blocks, buildings and landscaping.

The Regulating Plan for the Woodland District is set out in Figure 16.24.010-1, Regulating Plan, Subdistricts; Figure 16.24.050-1, Regulating Plan, Street Types; and Figure 16.24.060-1, Regulating Plan, Building Heights. The Regulating Plan specifies the subdistricts, street types and building heights that apply to each lot, parcel of land, or infill block.

The street type that applies to a specific street or section of a street is indicated by the color and corresponding name shown on the Table 16.24.050-2, Overview of Streets and Through Connection Types.

On Figure 16.24.050-1, Regulating Plan, Street Types, where the street type, as indicated by color, extends through an intersection, that street type shall be considered as the higher order street and shall apply to the intersection, and to the intersecting street until a distance of one hundred feet from the confluence of lot lines at the corner, or until the next lot line away from the corner, whichever distance is shorter.

Allowable building heights are shown on Figure 16.24.060-1, Regulating Plan, Building Heights.

D. Organization of This Chapter, Woodland District Hybrid Form-Based Code.

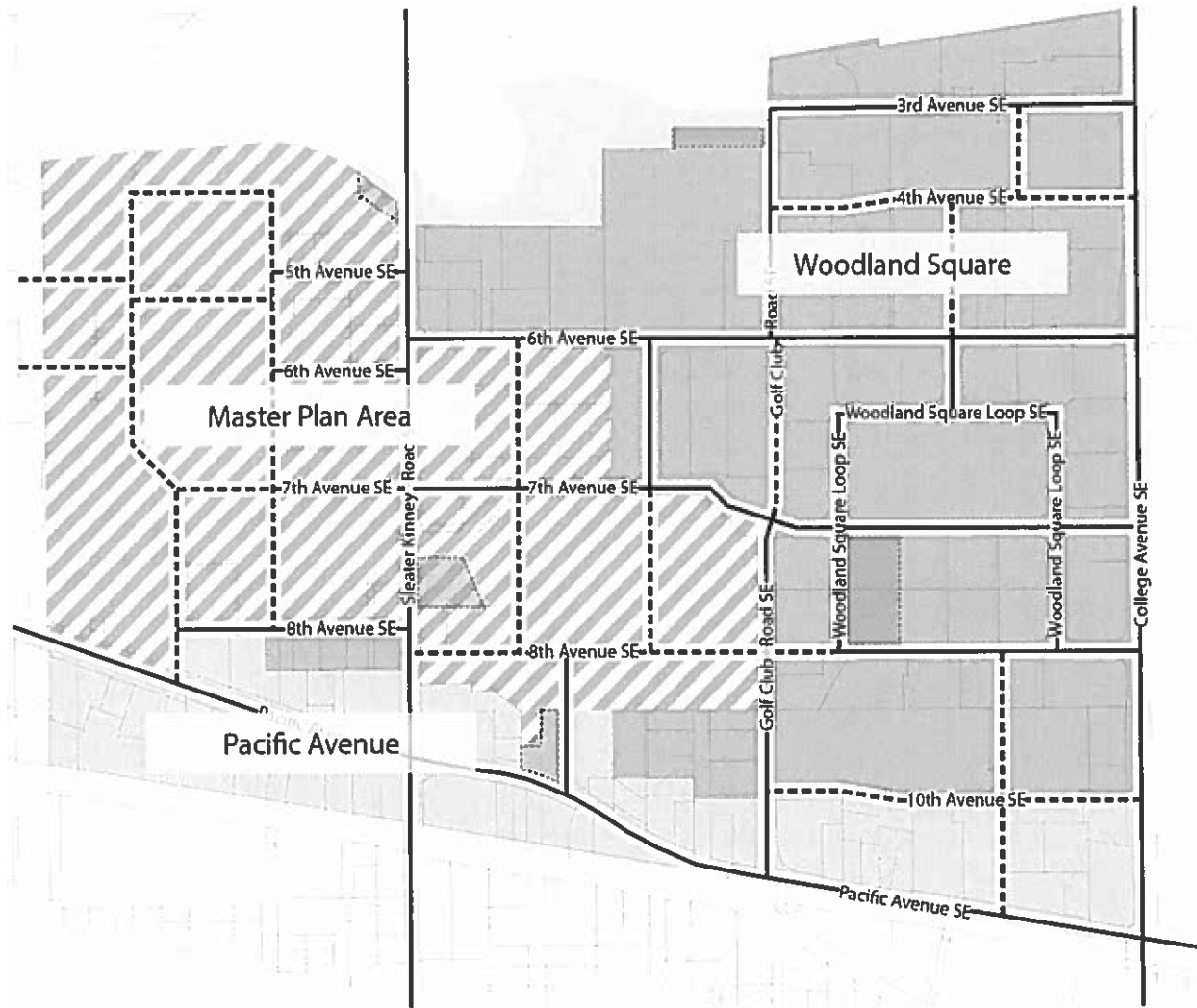
Sub Chapter	Figures and Tables
16.24.010 , Intent and organization.	Figure 16.24.010-1 , Regulating Plan, Subdistricts
16.24.020 , Definitions.	
16.24.030 , Uses.	Table 16.24.030-1 , Urban Neighborhoods
16.24.040 , General standards required for all development.	Table 16.24.040-1 , Master Plan Eligibility Summary
	Table 16.24.040-2 , Improvement Responsibilities
	Table 16.24.040-3 , District Wide Development Standards
16.24.050 , Streets, through connections and connection spacing.	Figure 16.24.050-1 , Regulating Plan, Street Types
	Table 16.24.050-1 , Connections and Connection Spacing
	Table 16.24.050-2 , Overview of Streets and Through Connection Types
	Figure 16.24.050-2 , 6th Avenue
	Table 16.24.050-3 , 6th Avenue
	Figure 16.24.050-3 , 6th Avenue Sidewalk Improvements
	Table 16.24.050-4 , 6th Avenue Sidewalk Improvements
	Figure 16.24.050-4 , Golf Club Road
	Table 16.24.050-5 , Golf Club Road
	Figure 16.24.050-5 , Golf Club Road Sidewalk Improvements

Sub Chapter	Figures and Tables
	Table 16.24.050-6 , Golf Club Road Sidewalk Improvements
	Figure 16.24.050-6 , Pacific Avenue
	Table 16.24.050-7 , Pacific Avenue
	Figure 16.24.050-7 , Pacific Avenue Sidewalk Improvements
	Table 16.24.050-8 , Pacific Avenue Sidewalk Improvements
	Figure 16.24.050-8 , Through Connection, Minimum Requirements
	Figure 16.24.050-9 , Through Connection, Optional Components
	Table 16.24.050-9 , Through Block Connection, Minimum Requirements and Optional Components
16.24.060 , Building, form, siting and site design.	Figure 16.24.060-1 , Regulating Plan, Building Heights
	Table 16.24.060-1 , Building Form, Siting and Massing Standards
	Figure 16.24.060-2 , Height Options for Small Footprint Buildings
	Table 16.24.060-2 , Height Options for Small Footprint Buildings
	Table 16.24.060-3 , Site Design and Landscape Standards

Sub Chapter	Figures and Tables
16.24.070 , Building and landscape frontage.	Figure 16.24.070-1 , Building and Landscaping Frontage Type 1--Linear
	Table 16.24.070-1 , Building and Landscaping Frontage Type 1--Linear
	Figure 16.24.070-2 , Building and Landscaping Frontage Type 2--Forecourt
	Table 16.24.070-2 , Building and Landscaping Frontage Type 2--Forecourt
	Figure 16.24.070-3 , Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace
	Table 16.24.070-3 , Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace
	Figure 16.24.070-4 , Building and Landscaping Frontage Type 4--Landscape Building
	Table 16.24.070-4 , Building and Landscaping Frontage Type 4--Landscape Building
	Figure 16.24.070-5 , Building and Landscaping Frontage Type 5--Low Wall and Trellis
	Table 16.24.070-5 , Building and Landscaping Frontage Type 5--Low Wall and Trellis
	Figure 16.24.070-6 , Building and Landscaping Frontage Type 6--Urban Fence or Wall
	Table 16.24.070-6 , Building and Landscaping Frontage Type 6--Urban Fence or Wall

Sub Chapter	Figures and Tables
	Figure 16.24.070-7 , Building and Landscaping Frontage Type 7--Landscape Setback
	Table 16.24.070-7 , Building and Landscaping Frontage Type 7--Landscape Setback
16.24.080 , Design toolbox.	Table 16.24.080-1 , Low Impact Development Approaches
	Table 16.24.080-2 , Street and Through Connection Crossing Approaches
	Table 16.24.080-3 , Traffic Calming Approaches
16.24.090 , Form-based code review.	
16.24.100 , Appeals.	
16.24.110 , Amendment of an approved development application.	
16.24.120 , Submittal requirements.	
16.24.130 , Additional information for review.	

Figure 16.24.010-1. Regulating Plan, Subdistricts



16.24.020 Definitions.

- A. "Build-to line" means the line up to which buildings or landscaping must be constructed.
- B. "Chicane" means a slight bend in the travel path of a roadway to slow drivers.
- C. "Chord" means a straight line joining the ends of an arc.
- D. "Forecourt" means an open area forming an entrance plaza for a single building or several buildings in a group.
- E. "Frontage" means the portion of the site, parcel or infill block that is adjacent to a public street, a through connection or other path.
- F. "Frontage zone" means that area between the build-to line and the pedestrian through zone which acts as a transition between private and public space.
- G. "Ground floor" means the floor-to-ceiling space of a building where the floor is at or nearest to the level of the ground around the building.

H. “Group living” provides lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a space not defined by the LMC as a dwelling unit. Group living shall include, but not necessarily be limited to, public or private nonprofit residential facilities such as residential hotels, boardinghouses, residence clubs, communes, fraternity or sorority houses, monasteries, convents, or ashrams. It shall also include group housing affiliated with and operated by a medical or educational institution, when not located on the same lot as the institution.

I. *Household*. A “household” is a person or group of people occupying a single dwelling unit.

J. “Infill block” means an area of land bounded by new or existing streets or easements.

K. “Podium” means the continuous projecting base of a building, distinct from the tower or other portions of the building.

L. “Porch” means a structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided; although it may be enclosed through the use of screens, glass or partial walls.

M. “Step back” means an upper facade of a building that is recessed or set back from the lower facade of the building.

N. “Stoop” means a platform or small porch, usually up several steps, at the entrance to a building, usually a dwelling or dwellings.

O. “Street type” means a set of requirements applicable to a public street or an easement, which requirements may include, but are not limited to, right-of-way width, travel lanes, sidewalk width, planting strips, and role in the street network.

P. “Terrace” means a flat roof or a raised space or platform adjoining a building, or an embankment with a level top. A terrace is open to the sky and larger than a balcony, and may be above or below grade level.

Q. “Threshold” means the area of floor beneath a door, where two types of floor material meet; or the entrance to a building.

R. “Through connection” means a grade-level pedestrian, cycling, or vehicle access route that is accessible to the public and extends through a city block, parcel, lot or infill block and includes but is not limited to a pedestrian walkway, a street, or an access route through public or private land.

S. “Tower” means a building or a portion of a building within the boundary of the Woodland District over fifty-five feet in height. The tower portion of the building is located on top of a podium.

T. “Tower floor plate” means the sum of the gross horizontal area of a single floor of a tower, measured from the exterior faces of the exterior walls.

U. “Trellis” means an open grating or latticework overhead, of either metal or wood, and the supporting columns and framework.

V. “Urban fence” means an open framework screen or fence, of either metal, wood, masonry or a combination, usually no more than three feet high, which serves to enclose or subdivide outdoor space, presenting a semi-transparent surface, except where penetrated by walkways.

W. “Woonerf,” sometimes called a shared street, means a street where the drivers and bicyclists share the roadway with pedestrians. Also referred to as a curbless street, a woonerf avoids permanent demarcation of the drive area with a curb, and is often level from side to side. The width of the shared roadway space, and the placement of street furniture, parking zones and plantings are purposefully located to reduce driver speed and encourage social gathering.

16.24.030 Uses.

A. *Permitted Uses.* Uses permitted in the Woodland District subdistricts are listed in Table 16.24.030-1 with a “P.” These uses are allowed if they comply with the development standards and other regulations of this section. Listing as an allowed use does not mean that a proposed development will necessarily be granted an adjustment or other exception to the regulations of the LMC.

B. *Conditional Uses.* Uses which are allowed if approved through the conditional use review process are listed in LMC [11.0916.66.020](#) and Table 16.24.030-1 with a “C.” These uses are allowed provided they comply with the conditional use approval criteria for that use, the specific development standards contained in this chapter, and other regulations of the LMC.

Table 16.24.030-1. Urban Neighborhoods

Use Categories	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	P--Permitted C--Conditional		
Residential Categories			
Household Living	P	P	P
Group Living	C	C	C
Commercial Categories			
Retail Sales and Service	P	P	P

Use Categories	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	P--Permitted C--Conditional		
Office	P	P	P
Institutional Categories			
Parks and Open Space	P	P	P
Educational Facilities, Government Offices, Museum; Civic Uses, Transit Uses	P	P	P
Other Categories			
Rail Lines and Utility Corridors	P	P	P

C. Use-Specific Development Standards.

1. *Parks and Open Space.* Huntamer Park, West Plaza Park, South Plaza Park, I-5 Park and Bikeway, and Civic Plaza are the current open spaces and parks in the Woodland District. These city-owned and managed facilities provide open space and natural amenities for the enjoyment of the public. The Woodland District Strategic Plan recommends reinforcing these areas through an improved network of sidewalks, bicycle lanes, paths, and multi-purpose trails. New development shall enhance these existing district open spaces. Application of the design standards for streets, paths, buildings, landscaping, and other design elements from this chapter will provide a complementary relationship between the parks and surrounding development. Any new common open space, park, or through connection shall be designed to be useable for the recreation and enjoyment of the citizens.

a. *Standards.* There are no new open spaces identified for development in the Woodland District. Any new open space dedicated to the city shall be subject to the design criteria of LMC [14.23.088](#), Open space, and requirements of Chapter [16.48](#) LMC, Open Space/Institutional District. Private open space and recreation associated with new residential or mixed-use development shall comply with the design criteria of LMC [14.23.088](#), Open space.

2. *Drive-Through Facilities.* Where a drive-through component is proposed as part of a development, it shall meet the following regulations:

a. The drive-through shall be accessory to the principal use of the development, which includes interior space for customers to enter the building for goods or services;

b. The entrance and exit for the drive-through lane shall not be on a primary street unless shared with the primary site access of the principal use. The drive-through lane and the drive-through window shall not be visible from a primary street.

c. The standards above may be met in either of the following ways:

(1) The drive-through shall be accessed from a secondary street, other street or through connection, and contained within the building;

(2) The drive-through shall be accessed from a secondary street, other street or through connection, and located on the portion of the infill block that is farthest away from the primary street.

3. *Ground Floor Residential Uses.* Where residential uses occur on the ground floor, vertical and horizontal separation is required to ensure privacy for building residents, and a high quality public realm. The minimum and maximum vertical and horizontal distance from the sidewalk is defined in LMC [16.24.070](#), Building and landscape frontage.

D. *Prohibited Uses.*

1. Uses with physical and operational requirements generating substantial:

a. Truck traffic;

b. Dust;

c. Glare;

d. Heat or vibration;

e. Noise; or

f. Odors.

2. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the core area, or will adversely impact the city's economic development strategies for this zone. These uses shall include, but are not limited to:

a. Activities entailing movement of heavy equipment on and off the site except during construction;

b. Auto or truck storage as a primary use;

c. Cemeteries and crematoria;

d. Machine shops;

e. Motor freight terminals;

f. Park and ride lots;

- g. Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills; and
- h. Stand-alone warehouse and distribution facilities.

16.24.040 General standards required for all development.

A. *Conflicts.* Development within the Woodland District must comply with the standards prescribed in this chapter, Woodland District, and the standards set forth by that document titled “The Pacific Northwest Architectural Style Guidelines and Design Character Elements.” These development standards are intended to implement policies in the adopted Woodland District Strategic Plan. In the event of a conflict between any provision of this chapter, Woodland District, and any other ordinances of the city of Lacey the provisions of this chapter shall prevail with the exception of ordinances whose standards are more restrictive.

B. Master Plan Requirements.

1. *Connectivity Master Plan.* Connectivity master plans are required for all development within the Woodland District, except lots or parcels exempt from connection spacing standards because of maximum block length requirements; refer to LMC [16.24.050](#), Streets, through connections and connection spacing.

Development proposals shall show conceptually how the development standards in LMC [16.24.050](#), Streets, through connections and connection spacing, shall be met in relationship to adjacent property and existing streets, through connections and other paths or trails.

Connectivity master plans shall refer to LMC [16.24.010](#), regulating plan, subdistricts and streets, and provide review material according to LMC [16.24.120\(A\)](#), (B) and (C), Submittal requirements.

In addition, the connectivity master plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

Connectivity master plans shall provide review material according to LMC [16.24.120](#), Submittal requirements. A summary of connectivity master plan eligibility is provided in Table 16.24.040-1.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

2. *Detailed Master Plan.* Detailed master plans are required for all development in the Master Plan Area where proposed improvements represent fifteen percent or more of the value of the assessed market improvement value of the existing structure with the permit value of the proposed improvement greater than \$20,000.00. For the purposes of determining code compliance, the value of proposed improvements will be based on the value of the building permit for those improvements.

Development proposals shall show conceptually how the development meets the development standards in the following sections:

- a. LMC [16.24.050](#), Streets, through connections and connection spacing;

- b. LMC [16.24.060](#), Building, form, siting and site design;
- c. LMC [16.24.070](#), Building and landscape frontage.

Detailed master plans shall refer to Figures 16.24.010-1, Regulating Plan, Subdistricts; 16.24.050-1, Regulating Plan, Street Types; and 16.24.060-1, Regulating Plan, Building Heights.

Detailed master plans shall provide review material according to LMC [16.24.120](#), Submittal requirements. A summary of detailed master plan eligibility is provided in Table 16.24.040-1.

Existing built streets shall be improved according to Table 16.24.040-2, Improvement Responsibilities, Section A.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

Master planned streets shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section C.

Table 16.24.040-1. Master Plan Eligibility Summary

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is exempt from connectivity standards in LMC 16.24.050 , Streets, through connections and connection spacing, due to minimum through block connection spacing.	Exempt	Exempt
Lot or parcel is (1) subject to the connectivity standards in LMC 16.24.050 , Streets, through connections and connection spacing, and (2) outside the Master Plan Area, as shown on Figure 16.24.010-1 , Regulating Plan, Subdistricts.	Must meet connectivity master plan requirements	Exempt
Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1 , Regulating Plan, Subdistricts, and (2) proposed improvements are less than 15% of the value of the underlying development as defined above or the permit value of the proposed improvement is less than \$20,000.00.	Must meet connectivity master plan requirements	Exempt

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1 , Regulating Plan, Subdistricts, and (2) proposed improvements represent 15% or more of the value of the underlying development as defined above with the permit value of the proposed improvement greater than \$20,000.00.	Must meet detailed master plan requirements	

C. *Adjustments.* There are three types of adjustments that may be granted by the director, as described below.

1. *Proportional Compliance Adjustments.* Proportional compliance adjustments apply to lots or parcels fronting on Pacific Avenue and lots or parcels within the Woodland Square Subdistrict and Pacific Subdistrict, as illustrated in Figure 16.24.010-1, Regulating Plan, Subdistricts, and Figure 16.24.050-1, Regulating Plan, Street Types.

Proportional compliance adjustments may be granted by the director to existing development where the value of proposed improvements falls below one of two thresholds. For the purposes of determining compliance, the value of proposed improvements shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit.

a. When the value of the proposed improvements is less than fifteen percent of the value of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is less than \$20,000.00, the applicant may secure a building permit for the proposed improvements without meeting any of the development standards in the LMC.

b. When the value of the proposed improvements is fifteen percent or greater, but less than seventy-five percent of the value of the existing development, the applicant must meet the development standards of the applicable building or landscape frontage type only. The applicable frontage type standards shall apply to the primary or secondary street-facing side of the block, site or infill block as set out in Table 16.24.050-2, Overview of Streets and Through Connection Types. The designated primary or secondary street-facing edge of the site (or block, or infill block) shall be designed and constructed according to LMC [16.24.070](#), Building and landscape frontage.

c. When the value of the proposed improvements is seventy-five percent or greater of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is \$5,000,000.00 or greater, the applicant must meet the development standards of the LMC for the new improvements and the existing building. This \$5,000,000.00 limitation shall be

increased on an annual basis in an amount equal to the increase in the Engineering News-Record Construction Cost Index from the previous year. Landscaping: The entire site shall meet the applicable development standards. Parking lot reconfiguration and expansion: The entire parking lot shall meet the applicable development standards. External facade modification: The full extent of all the facades shall meet the applicable development standards.

d. Expansion of building footprint: The new square footage associated with the building expansion is required to meet the applicable development standards.

2. *Development Standards Flexibility Adjustment.* Development standards flexibility adjustments may be granted to any development within the Woodland District, if the director finds that the adjusted development standard will perform as well as the development standard. Eligible development standards and the permitted degree of adjustment is noted in each development standards table.

3. *Site Plan Review Committee (SPRC) Adjustment.* Any development standards, which are not included in the development standards flexibility adjustment above, or which exceed the permitted degree of flexibility noted in the development standards tables, are eligible for review and approval through the site plan review committee (SPRC), according to LMC [16.24.090](#), Form-based code review.

D. *New and Existing Streets and Through Connections.* Development standards of this chapter are intended to establish a complete network of new and existing streets and through connections, which may take the form of local streets, multi-use paths or woonerfs. The location of new and existing streets and through connections and their required intersections are mapped in Figure 16.24.050-1, Regulating Plan, Street Types. Connection types permitted and maximum spacing of new and existing streets and through connections are established in Table 16.24.050-1, Connections and Connection Spacing. The required improvements for each street and through connection, including the sidewalk zones, are specified in Figures 16.24.050-2 through 16.24.050-9. When the property owner or developer is responsible for dedication of land and/or specific constructed improvements it is noted in Figures 16.24.050-2 through 16.24.050-9. Table 16.24.040-2 summarizes the improvements and the responsibility of each party, whether city or property owner/developer.

Table 16.24.040-2. Improvement Responsibilities

Summary of Requirements	Eligible Streets
A. Existing Built Streets. Existing streets are required to meet requirements for sidewalk improvements, street lights, street furnishings, and trees, according to Table 16.24.050-1 , Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9 , street types and sidewalk improvements. Improvements and, where noted in the development standards, dedication of land	3rd Avenue SE
	6th Avenue SE
	7th Avenue SE
	Pacific Avenue SE

Summary of Requirements	Eligible Streets
are the responsibility of the property owner/development applicant.	Sleater Kinney Road SE
	College Street SE
B. Future Streets and Through Connections. Right-of-way is dedicated by property owner/development applicant. The city constructs the street to city standards as established by Tables 16.24.050-1 and 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types. An interim bike-pedestrian trail may be required on the dedicated right-of-way, prior to completion of the street improvements. Any interim bike or pedestrian trail shall be designed and constructed in compliance with through connection development standards in Figure 16.24.050-8 and Table 16.24.050-9, and shall meet, at a minimum, the development standards and minimum requirements (set out in Figure 16.24.050-8, Through Connection, Minimum Requirements, and Table 16.24.050-9, Through Block Connection, Minimum Requirements and Optional Components).	Unbuilt 4th Avenue SE
	Unbuilt segment of Golf Club Road SE
	Unbuilt segment of 10th Avenue SE
	All through connections and other streets outside of the Master Plan Subdistrict
C. Master Planned Streets. Master planned streets shall be located and constructed according to an approved master plan that meets the requirements of a connectivity master plan or a detailed master plan, as applicable. The property owner or developer is responsible for all required street or through connection improvements, according to Tables 16.24.050-1 and 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9 , street types and sidewalk improvements.	All other streets and through connections within the Master Plan Subdistrict

E. *Environmental Performance.*

1. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the director and/or site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

2. Failure of the director and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with Chapter [16.57](#) LMC, Environmental Performance Standards.
3. Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Table 16.24.040-3. District Wide Development Standards

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
Stormwater	All projects shall meet the current City of Lacey Stormwater Design Manual. A construction stormwater pollution prevention plan (SWPPP) short form is required for development projects with less than 2,000 square feet of new plus replaced hard surfaces. Development projects with 2,000 square feet or more of new plus replaced hard surfaces require a full SWPPP and the retention of stormwater on site. Development projects with 5,000 square feet or more of new plus replaced hard surfaces also require water quality treatment. Properties that currently discharge or are designed to discharge to regional facilities may continue to do so, provided there is capacity in the existing facility. If a regional facility does not meet current water quality treatment standards then on-site treatment will be required.		
Landscaping	Site landscaping shall comply with the requirements of Chapter 16.80 LMC except for frontage landscaping otherwise regulated by this chapter.		
Tree Preservation	Tree protection professional report required. A qualified professional forester shall review the site and provide a report analyzing the site for tree protection consistent with the requirements of this chapter. The report shall provide information important to urban forest management and options for consideration when developing preliminary designs. The report shall suggest options for design to best achieve the purposes of the Urban Forest Management Plan and this chapter. The report shall include but shall not be limited to:		

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	a. An analysis of technical information requested by the review body related to trees and forest practices;		
	b. Analysis of what portion of the site is best for designation of the tree tract if required, considering the intent of this chapter, soil type, topography, tree species, health of trees and reasonable project design limitations;		
	c. Recommendations for saving of individual tree specimens based upon the intent of this chapter, soil type, topography, tree species, health of trees, and reasonable project design limitations;		
	d. A plan for protection of trees to be saved during construction including placement of construction fences, monitoring of construction activity and other measures necessary to ensure adequate tree protection;		
	e. Consideration of the location of roads, other infrastructure, and buildings and potential options for alternative locations, if applicable, to best satisfy the purposes of the Urban Forest Management Plan;		
	f. A timeline for tree protection activity; and		
	g. The final tree protection plan should be prepared on the site grading plan. All tree protection fences, trees to be saved, and trees to be removed should also be shown on the site demolition plan. Necessary save tree pruning and selective thinning within tree tracts shall be detailed and trees marked as such. The tree protection plan and demolition plan should be part of the submittal to the city of Lacey and shall be approved by the tree protection professional. The tree protection plan shall be part of the contractor bid package and a copy of the tree protection plan shall be available to the contractors on site at all times during logging, clearing, and construction. Development standards may be adjusted on a case-by-case basis to protect priority trees:		

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	Priority tree types: Trees to be protected must be healthy, wind firm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority:		
	1. Historical trees. Trees designated as historical trees under LMC 14.32.072 .		
	2. Specimen trees. Unusual, rare, or high quality trees.		
	3. Critical area buffer. Trees located adjacent to critical area buffers.		
	4. Significant wildlife habitat. Trees located within or buffering significant wildlife habitat.		
	5. Other high quality individual trees or groves of trees.		

16.24.050 Streets, through connections and connection spacing.

Figure 16.24.050-1. Regulating Plan, Street Types

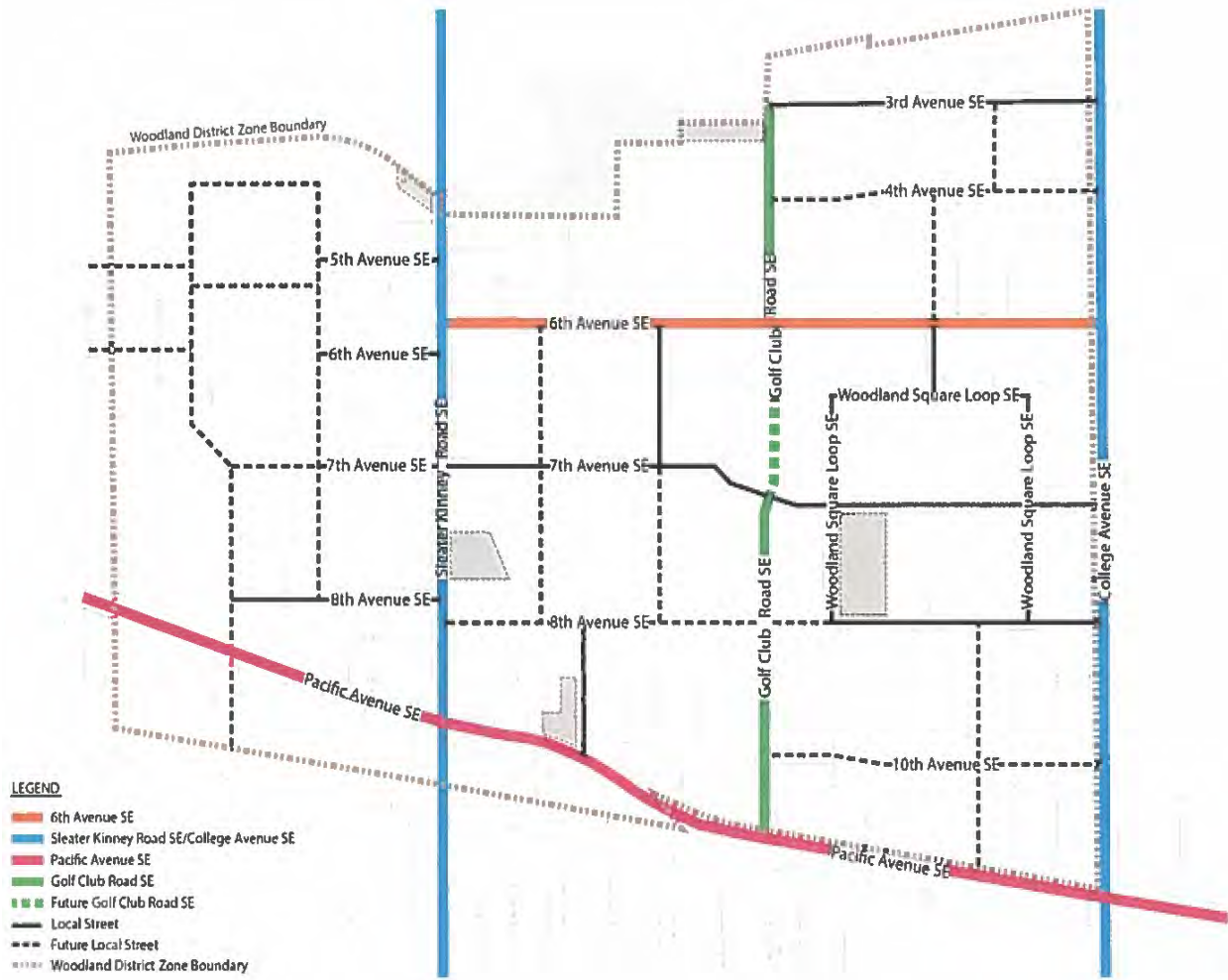


Table 16.24.050-1. Connections and Connection Spacing

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
A. Maximum Block Length	Auto: 450 feet (1) Pedestrian: 330 feet	Auto: 450 feet (3) Pedestrian: 330 feet Properties South of Pacific Avenue: Auto: NA Pedestrian: 100 feet	Auto: 450 feet Pedestrian: 330 feet

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
B. Maximum Block Perimeter	Auto: 1,800 feet (1) Pedestrian: 1,320 feet	Auto: 1,800 feet (2) Pedestrian: 1,320 feet South of Pacific Avenue, NA	Auto: 1,800 feet (1) Pedestrian: 1,320 feet
C. Additional Through-Block Connections	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet
D. Vehicular Entrances	Driveways permitted except where noted	Driveways permitted except where noted	Driveways permitted except where noted
	Min. 40 feet separation from intersection	Min. 40 feet separation from intersection	Min. 40 feet separation from intersection
	Max. avg. 1 driveway per 100 feet of block frontage	Max. avg. 1 driveway per 100 feet of block frontage	Max. avg. 1 driveway per 100 feet of block frontage
	Maximum width: 24 feet	Maximum width: 24 feet (3)	Maximum width: 24 feet
E. Connection Hierarchy and Primary Frontage	If one of the designated streets or through connections bounding an infill block is a primary street, the primary street frontage of the infill block or lot shall be the primary street. If none of the designated streets or through connections is a primary street, the primary frontage shall be the secondary street. (4)		

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
F. Through Block Connection Types Permitted	F--Through Block Connection	F--Through Block Connection	F--Through Block Connection

(1) Adjustable by five percent.

(2) Adjustable by ten percent.

(3) Adjustable by twenty percent.

(4) Proportional compliance adjustment: for properties south of Pacific Avenue the through connection of the driveway access and drive aisle may be exempt from frontage requirements.

Table 16.24.050-2. Overview of Streets and through Connection Types

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
A. Frontage	Primary	Primary	Primary	Secondary	Secondary	Secondary
B. Type	Collector/ commercial	Collector/ commercial	Arterial	Arterial	Local streets	Local street or path
C. Aesthetic Character/Identity	Mixed-use main street	Urban residential main street	Varies	Woodland District gateways	Varies	Varies
D. Building and Landscape Frontage Types Permitted	Linear Forecourt Low wall and trellis Urban wall or fence	Linear Forecourt Porch- stoop- terrace Low wall and trellis	Linear Forecourt Porch- stoop- terrace Landscape building	Linear Forecourt Porch- stoop- terrace Landscape building	Linear Forecourt Porch- stoop- terrace Landscape building	Linear Forecourt Porch- stoop- terrace Landscape building

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
		Urban wall or fence	Low wall and trellis Urban wall or fence Landscape setback	Low wall and trellis Urban wall or fence Landscape setback	Low wall and trellis Urban wall or fence Landscape setback	Low wall and trellis Urban wall or fence Landscape setback
E. Role in the Network	District connector	District connector	Regional connector	Regional connector	Bike, pedestrian, local vehicular connectivity	Bike, pedestrian, local vehicular connectivity
F. Design Speed	25 mph	Under 20 mph	25 mph	25 mph	Under 20 mph	Under 20 mph
G. Right-of-Way or Easement Width	81 to 87 feet	60 to 64 feet	90 to 96 feet	Varies	Varies	Varies
H. Location of Build- To Line	At front property line	At front property line	5 feet back from property line	At front property line	At front property line	NA
I. Curb-to-Curb Width	42 feet	36 feet	62 to 68 feet	Varies	Varies	Varies
J. Travel Lanes (number)	2	2	4	4	2	Optional
K. Travel Lane Width	11 feet	10 feet	12 feet	Varies	9.5 feet for local streets 6 to 8 feet for queuing streets	10 feet (maximum)

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
L. Center Turn Lane Width	14 feet	NA	14 feet	Varies	Varies	NA
M. Parking Lane Width	8 feet	8 feet	NA	NA	NA	8--30 feet (optional; head-in, diagonal, parallel, or combination permitted)
N. Bike Facilities	Shared	Shared	None (Woodland Trail)	NA	NA	Shared street or shared-use path
O. Sidewalk Width	14 to 20 feet	12 to 14 feet	14 feet	Varies	Varies	5 feet (minimum) each side, or 10 feet (minimum) one side, or 10 feet minimum (no travel lane)
P. Planter Strip Width	Varies	Varies	Varies	Varies	Varies	6 feet (minimum)
Q. Planted Median Width	14 feet	NA	14 to 20 feet	NA	NA	NA

FIGURES 16.24.050-2 THROUGH 9, STREET AND THROUGH CONNECTION TYPES

Figure 16.24.050-2. 6th Avenue

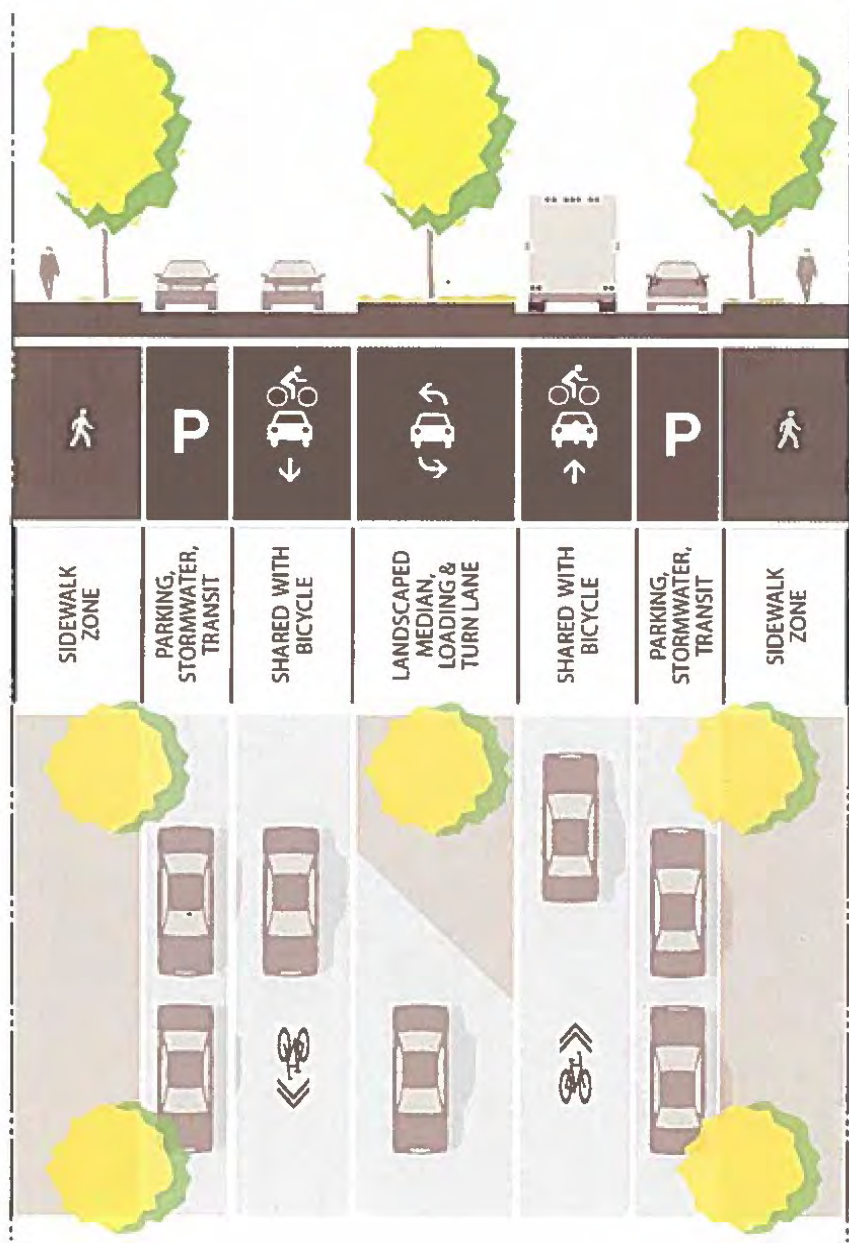


Table 16.24.050-3. 6th Avenue

6th Ave	
Right-of-Way or Easement Width	81 to 87 feet
Location of Build-to Line	At front property line

6th Ave	
Curb-to-Curb Width	42 feet
Travel Lanes (number)	2
Travel Lane Width	11 feet
Center Turn Lane Width	14 feet
Parking Lane Width	8.5 feet
Bike Facilities	Shared
Sidewalk Width	14 to 20 feet
Planter Strip Width	Varies
Planted Median Width	14 feet

Figure 16.24.050-3. 6TH AVENUE SIDEWALK IMPROVEMENTS

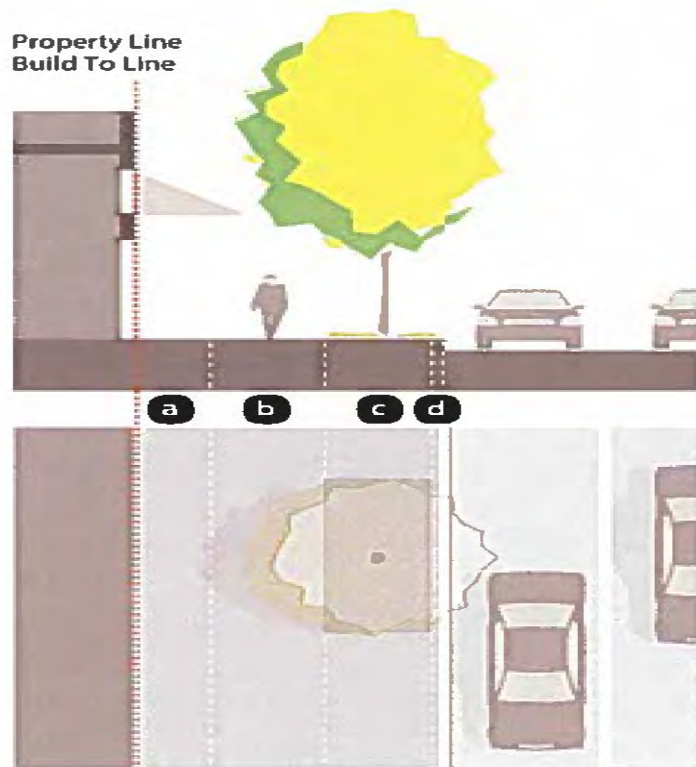


Table 16.24.050-4. 6th Avenue Sidewalk Improvements

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Frontage Zone	1.5 feet	Concrete sidewalk

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Pedestrian Through Zone	6.0 feet	Concrete sidewalk

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Street Furnishings Zone	4.0 feet	Concrete sidewalk, street trees, tree grates

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

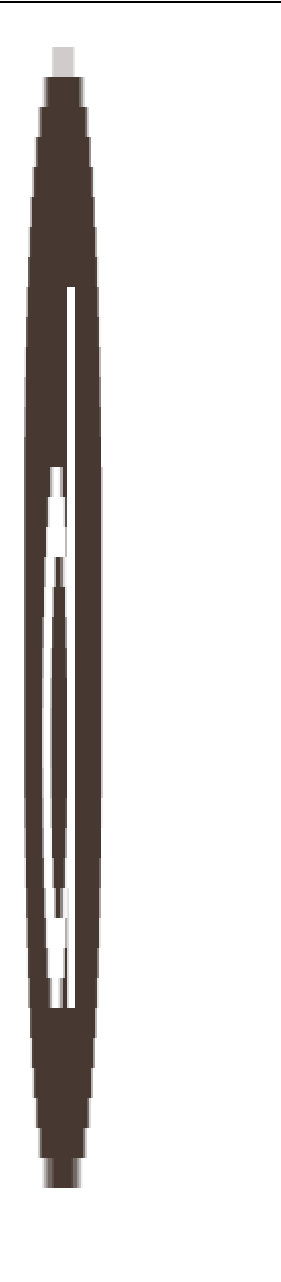
	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

Figure 16.24.050-4. Golf Club Road

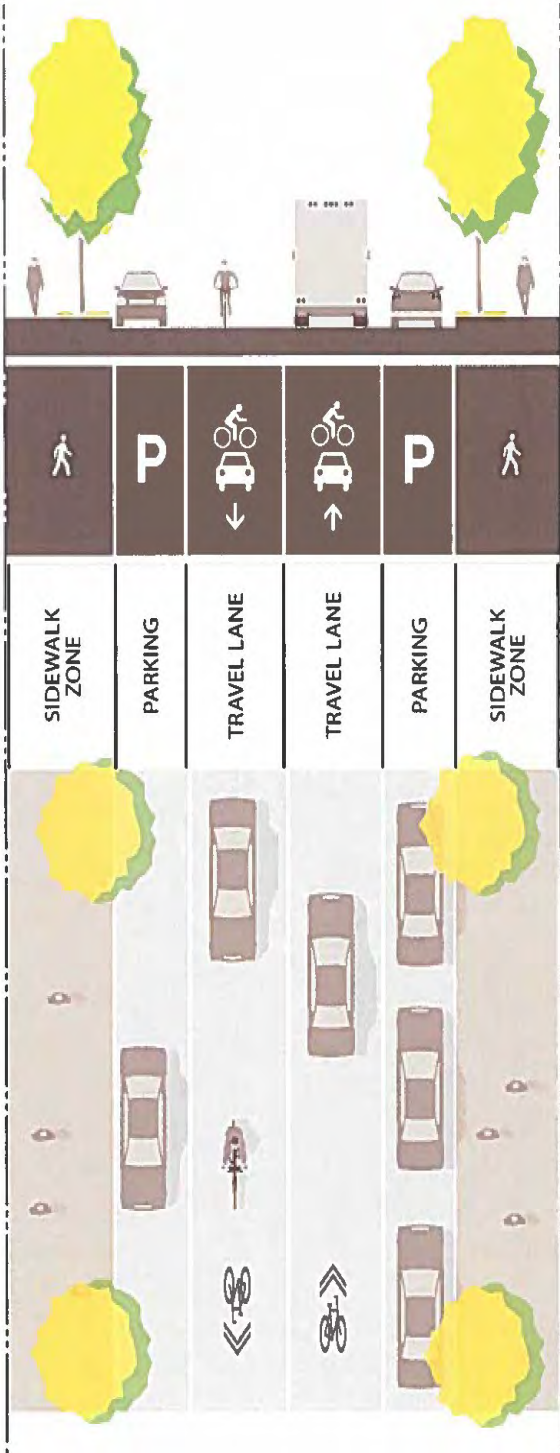


Table 16.24.050-5. Golf Club Road

Golf Club Road	
Right-of-Way or Easement Width	60 to 64 feet ¹
Location of Build-to Line	At front property line
Curb-to-Curb Width	36 feet
Travel Lanes (number)	2
Travel Lane Width	10 feet
Center Turn Lane Width	NA
Parking Lane Width	8 feet
Bike Facilities	Shared
Sidewalk Width	12 to 14 feet
Planter Strip Width	Varies
Planted Median Width	NA

1 Golf Club Road Extension. Between 6th Avenue and 7th Avenue, applicant shall, upon development approval, dedicate land for the right-of-way and construct interim improvements according to through block connections development standards. City is responsible for ultimate improvements according to the Golf Club development standards.

Figure 16.24.050-5. Golf Club Road Sidewalk Improvements

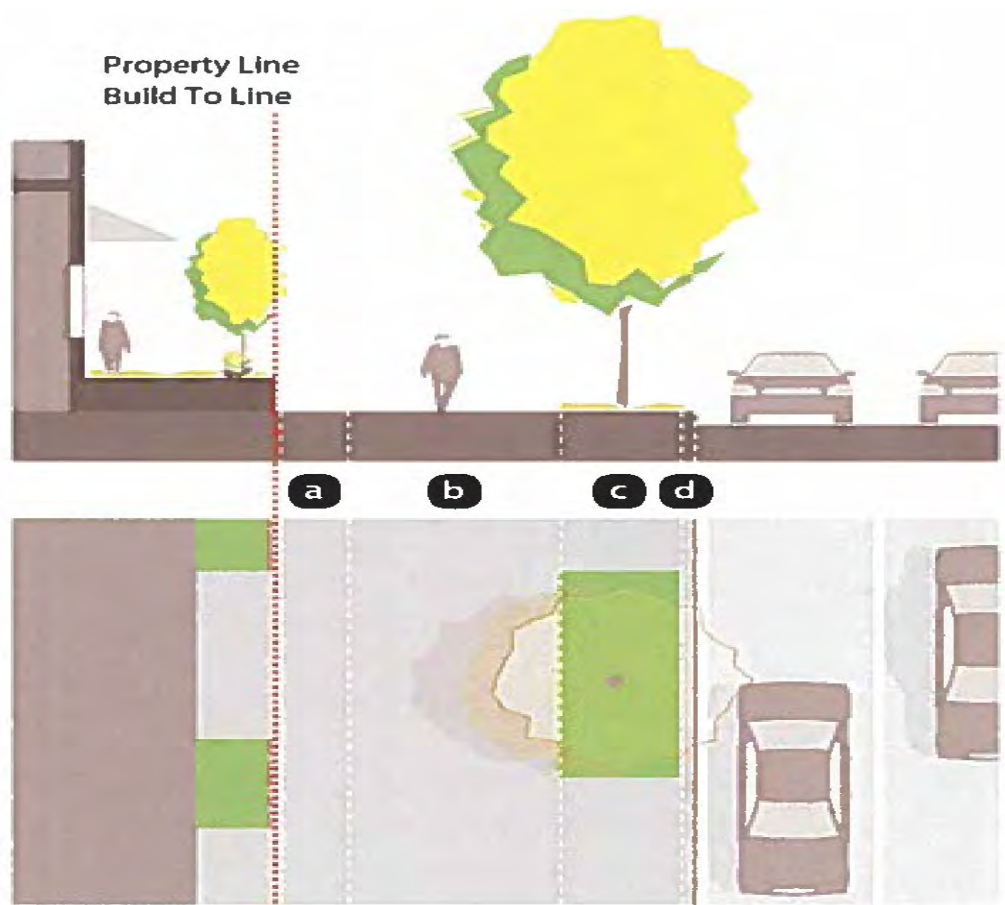
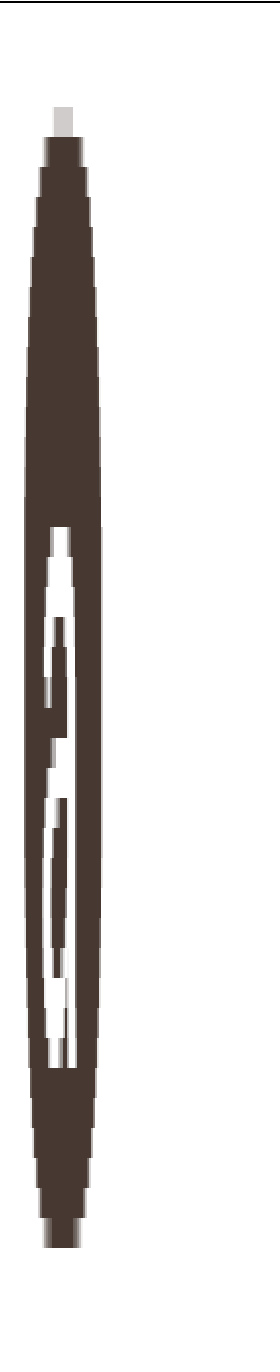


Table 16.24.050-6. Golf Club Road Sidewalk Improvements

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Frontage Zone	1.5 feet	Concrete sidewalk

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Pedestrian Through Zone	6.0 feet	Concrete sidewalk

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Street Furnishings Zone	4.0 feet	Street trees

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

Figure 16.24.050-6. Pacific Avenue

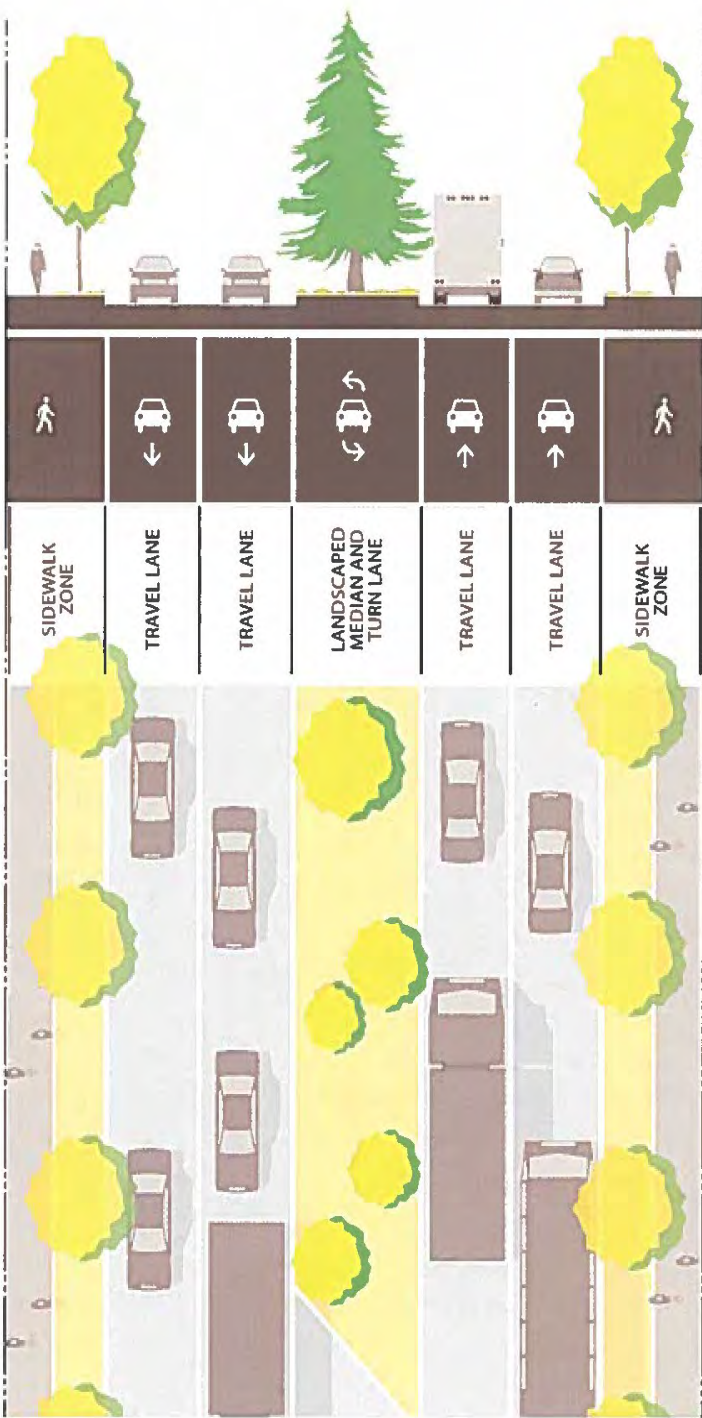


Table 16.24.050-7. Pacific Avenue

Pacific Avenue	
Right-of-Way or Easement Width	90 to 96 feet ¹
Location of Build-to Line	5 feet back from property line
Curb-to-Curb Width	62 to 68 feet
Travel Lanes (number)	4
Travel Lane Width	12 feet
Center Turn Lane Width	14 feet
Parking Lane Width	NA
Bike Facilities	None
Sidewalk Width	14 feet
Planter Strip Width	Varies
Planted Median Width	14 to 20 feet ¹

1 Where right-of-way constraints do not permit a center turn lane, the planted median width requirements do not apply.

Figure 16.24.050-7. Pacific Avenue Sidewalk Improvements

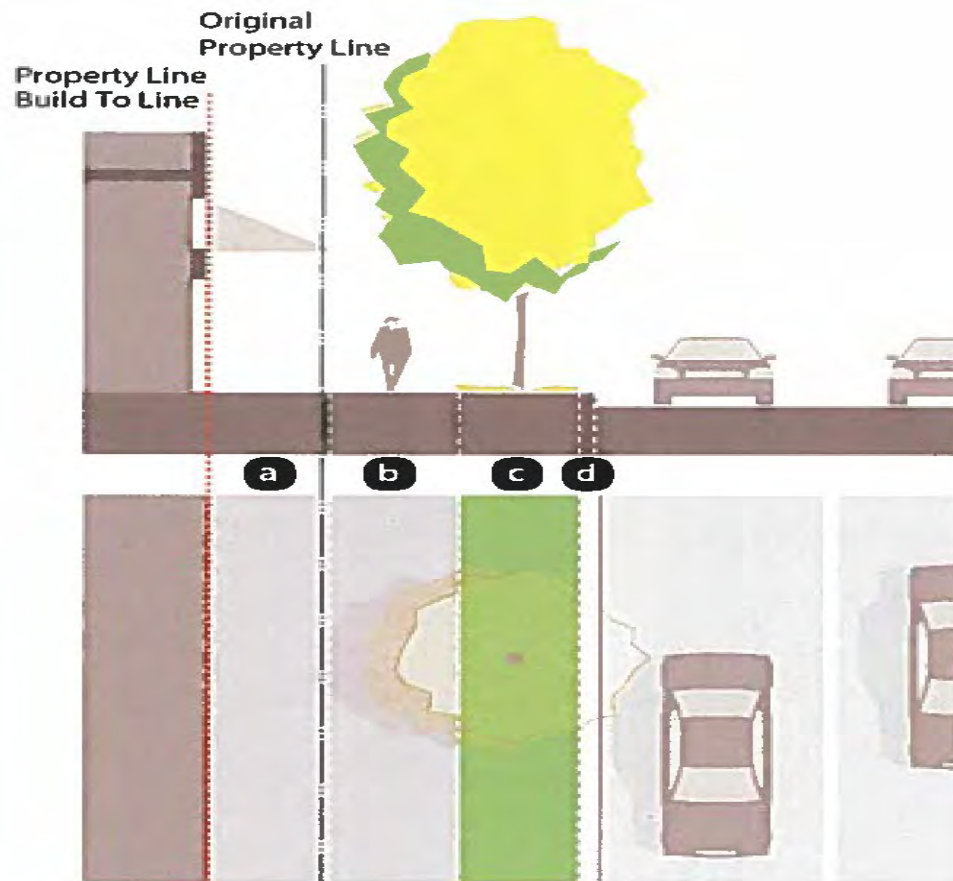


Table 16.24.050-8. Pacific Avenue Sidewalk Improvements

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Frontage Zone	5.0 feet	Concrete sidewalk

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Pedestrian Through Zone	5.0 feet	Concrete sidewalk

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Street Furnishings Zone	4.0 feet	Street trees, ground cover

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

Figure 16.24.050-8. Through Connection, Minimum Requirements



Figure 16.24.050-9. Through Connection, Optional Components

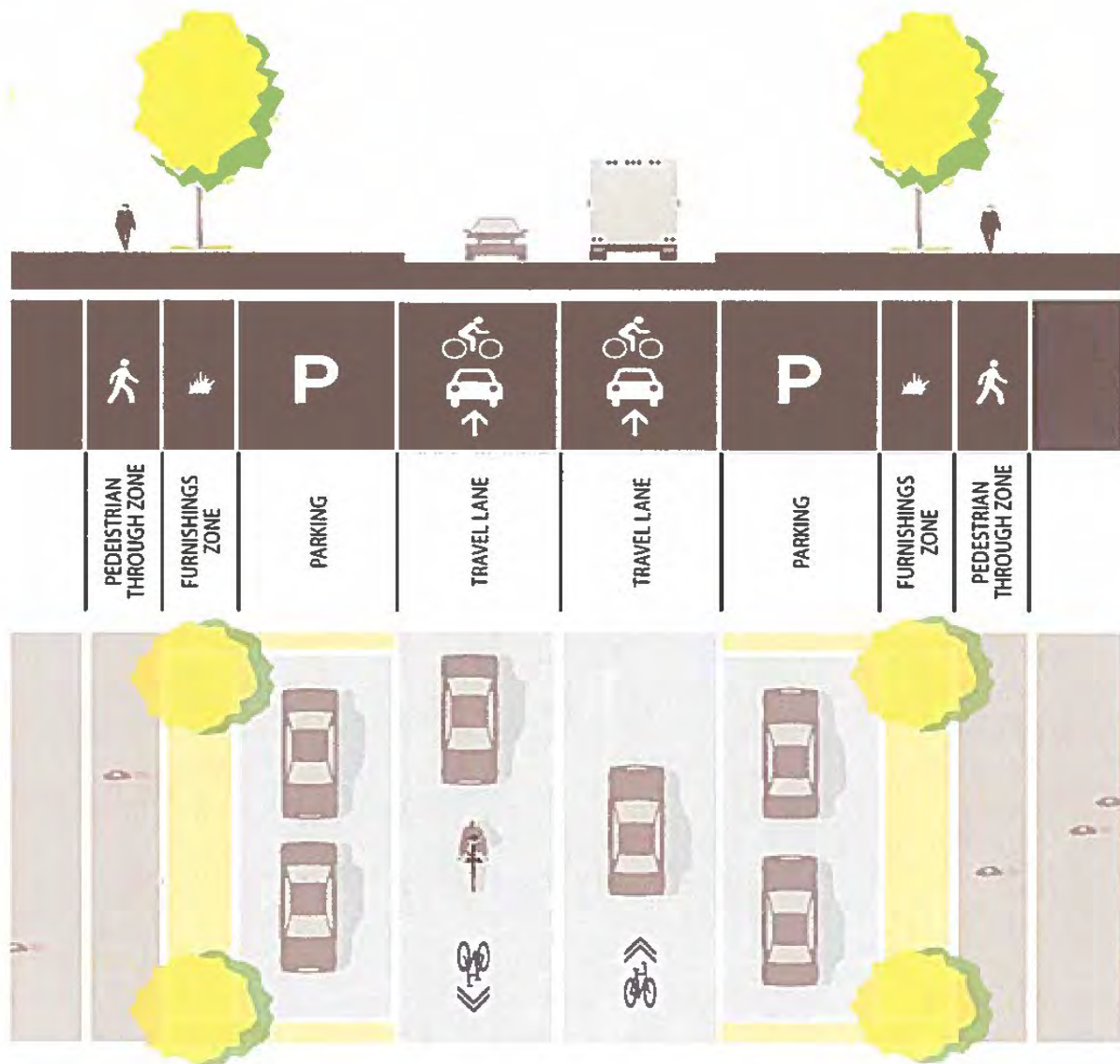


Table 16.24.050-9. Through Block Connection, Minimum Requirements and Optional Components

Through Block Connection		
	Development Standards, Minimum Requirements	Development Standards, Optional Components
Right-of-Way or Easement Width	22 feet, minimum	Varies
Travel Lanes (number)	NA	2, maximum

Through Block Connection		
	Development Standards, Minimum Requirements	Development Standards, Optional Components
Travel Lane Width	NA	10 feet, maximum
Center Turn Lane Width	NA	NA
Parking Lane Width	NA	8 feet, maximum, for parallel parking
		30 feet, maximum, for head-in parking
Bike Facilities	Shared	Shared or dedicated
Sidewalk or Path Width	10 feet, minimum	10 feet, minimum
		5 feet, minimum, if on each side of a planter strip
Planter Strip Width	6 feet, minimum, each side of sidewalk or path	6 feet, minimum, on each side of sidewalk or path, or
		12 feet, minimum, one side of sidewalk or path, or
		12 feet, minimum, if between sidewalks or paths
Planted Median Width	NA	

16.24.060 Building, form, siting and site design.

Figure 16.24.060-1. Regulating Plan, Building Heights

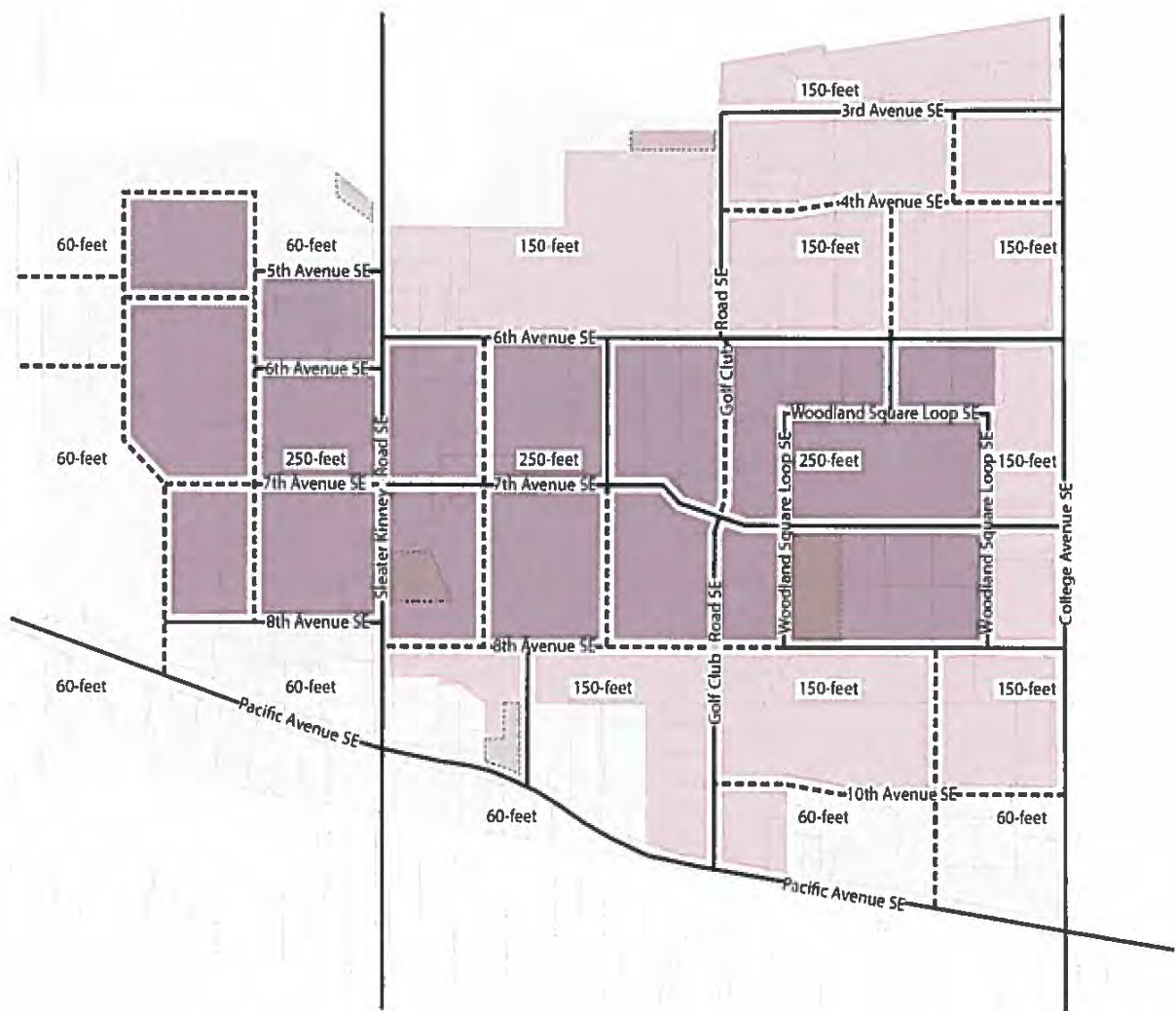


Table 16.24.060-1. Building Form, Siting and Massing Standards

	Woodland Square	Pacific Avenue	Master Plan Area
Applicability	Areas bounded by designated street types (6th Avenue, Golf Club Road, Pacific Avenue), secondary streets or through connections shall be designated as an infill block, lot or parcel and subject to the development standards for building form, siting and massing.		
Frontage Hierarchy	The primary street facing frontage is the edge of the lot, parcel or infill block adjacent to the primary street, except where no primary street exists, then the primary street facing frontage is defined as the edge adjacent to the secondary street.		

	Woodland Square	Pacific Avenue	Master Plan Area
	Other edges of a lot, parcel or infill block that abut an other street or a through connection must meet development standards for secondary streets.		
	Any edges of a lot, parcel or infill block that do not abut a street type or through connection shall meet development standards for side and rear yards as applicable.		
Primary and Secondary Street Facing Frontage	See Building and Landscape Frontage Types for applicable dimensions.	See Building and Landscape Frontage Types for applicable dimensions.	See Building and Landscape Frontage Types for applicable dimensions.
Side Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet (1)	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet
Rear Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet (1)	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet
Minimum Building or Podium Height	Min. 30 feet	Min. 20 feet	Min. 30 feet
Maximum Podium Height	Max. 55 feet		
Tower Step Back at Top of Podium	Min. 10 feet		
	Min.15 feet on lots adjacent to Golf Club Road		

	Woodland Square	Pacific Avenue	Master Plan Area
	On through block connections:10 feet minimum		
	Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet		
	For forecourt frontage type: Tower setback shall match forecourt maximum depth where tower abuts the forecourt		
	For porch-stoop-terrace frontage type: Tower step back shall match threshold maximum depth		
Podium Setback from Build-To Line	Max. 15 feet		
	Min. 10 feet	Max. 15 feet	
	On 6th Avenue, permitted setback is 0 feet	Min. 10 feet	
Tower Location	Tower spacing: Min. 65 feet between towers		
	See Building and Landscape Frontage Types for additional applicable dimensions.		
Maximum Building Height	See Regulating Plan, Building Heights for applicable dimensions.		
Maximum Tower Floor Plate	Residential: 12,000 square feet		
	Commercial: 35,000 square feet		
Parking Structure	When a parking structure faces a primary street, it shall meet the	When a parking structure faces a primary street, it shall meet the	When a parking structure faces a primary street, it shall meet the

	Woodland Square	Pacific Avenue	Master Plan Area
	requirements of one of the permitted frontage types for the height of the podium	requirements of one of the permitted frontage types for the height of the podium	requirements of one of the permitted frontage types for the height of the podium
	Front setback, primary street: Same as for frontage type	Front setback, primary street: Same as for frontage type	Front setback, primary street: Same as for frontage type
	When a parking structure faces a secondary street, it shall meet the requirements of one of the permitted building frontage types for the height of the ground floor	When a parking structure faces a secondary street, it shall meet the requirements of one of the permitted building frontage types for the height of the ground floor	When a parking structure faces a secondary street, it shall meet the requirements of one of the permitted building frontage types for the height of the ground floor
	Front setback, secondary street: 10 feet maximum	Front setback, secondary street: 10 feet maximum	Front setback, secondary street: 10 feet maximum
	Setback, side: Min. 20 feet	Setback, side: Min. 20 feet	Setback, side: Min. 20 feet
	Setback, rear: Min. 20 feet	Setback, rear: Min. 20 feet	Setback, rear: Min. 20 feet

1 Proportional compliance adjustment: 20 percent.

Height Options for Small Footprint Buildings. New buildings under seven thousand five hundred square feet in footprint area may satisfy the minimum height requirements through one of the options described in Table 16.24.060-2 and Figure 16.24.060-2.

Existing buildings which are eligible for proportional compliance adjustments as described in LMC [16.24.040\(C\)\(1\)\(b\)](#) may satisfy the minimum height requirements through one of the options described in Table 16.24.060-2 and Figure 16.24.060-2.

Figure 16.24.060-2. Height Options for Small Footprint Buildings

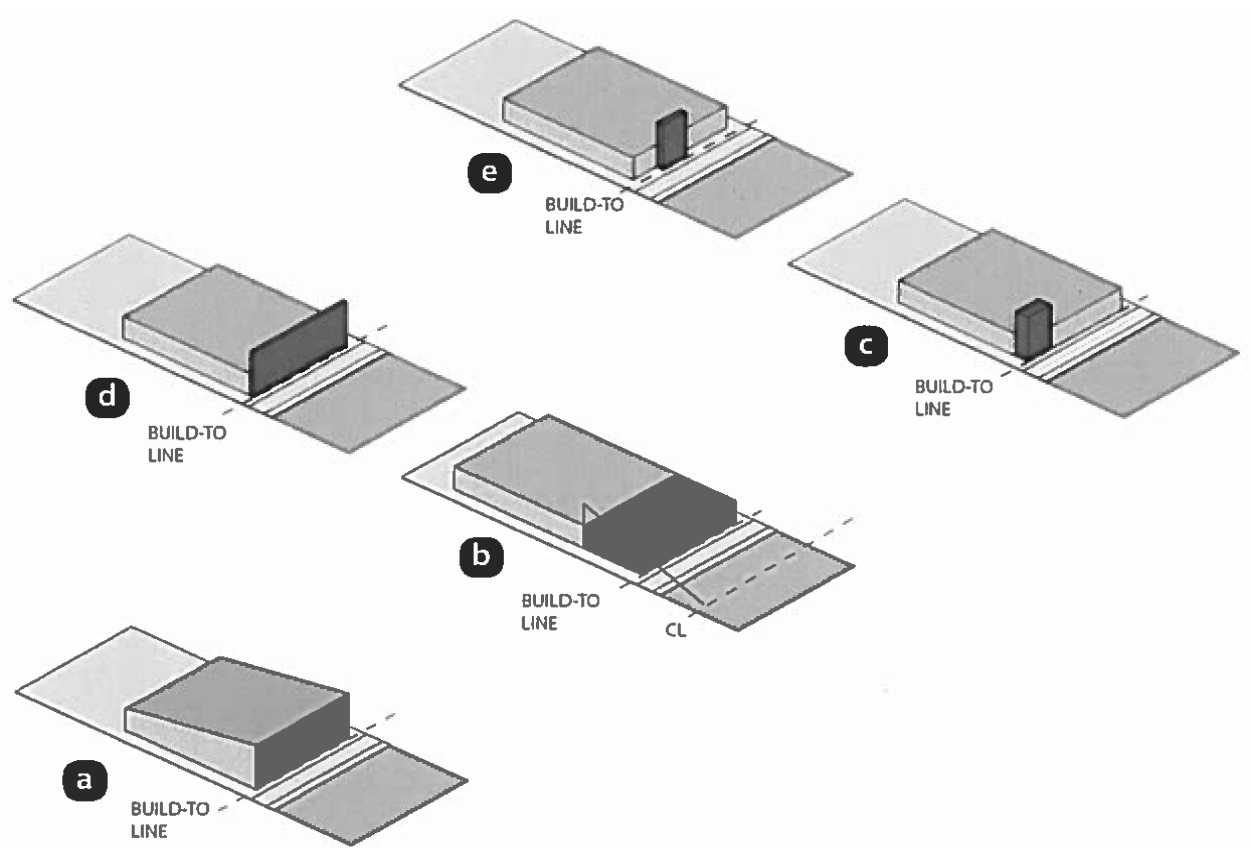


Table 16.24.060-2. Height Options for Small Footprint Buildings

	Height Option	Development Standards	Location
	Reverse shed	Provide a front facade wall that is 30 feet tall along the entire length of the building, and slope the roof down toward the rear of the building. The high front edge of the shed roof may extend beyond the front facade, to provide weather protection and/or a covered entry.	Development standards apply to the facade of the new or existing building which faces the primary frontage. "Primary frontage" is defined in Table 16.24-050-1, Section E.
	Equivalent Height	For new buildings: Measure an angle from the centerline of the primary street (or through connection) to a point 30 feet above the maximum permitted setback. The	

	Height Option	Development Standards	Location
	Facade Extension	front facade of the building may be as high as any point along the line of the angle between the maximum and minimum setback.	
		For existing buildings: Measure an angle from the centerline of the primary street (or through connection) to a point 30 feet above the existing building wall. The front facade of the building may be as high as any point along the line of the angle between the existing building facade location and the minimum setback.	

	Height Option	Development Standards	Location
	Cupola	Provide a 30-foot-tall portion of the building for a minimum of 25% of the length of the front facade. It shall include the front facade wall and extend a minimum of 10 feet behind the front wall.	

	Height Option	Development Standards	Location
	False front	Provide a front facade wall that is 30 feet tall along the entire length of the building.	

	Height Option	Development Standards	Location
	Prominent entry	Provide an attached entry that is 30 feet tall, and extends for a minimum of 25% of the length of the front facade, and extends into the front setback.	

Table 16.24.060-3. Site Design and Landscape Standards

	Woodland Square	Pacific Avenue	Master Plan Area
SITE DESIGN AND LANDSCAPE			
Applicability	Areas bounded by designated street types (6th Avenue, Golf Club Road, Pacific Avenue), secondary streets or through connections shall be designated as an infill block, lot or parcel and subject to the development standards for site design and landscaping.		
Surface Parking	Not permitted adjacent to a primary street		Not permitted adjacent to a primary street
	When surface parking is located adjacent to a secondary street, it shall meet the requirements of one of the permitted landscape frontage types	When surface parking is located adjacent to a primary and/or secondary street, it shall meet the requirements of one of the permitted landscape frontage types	When surface parking is located adjacent to a secondary street, it shall meet the requirements of one of the permitted landscape frontage types
	Front setback, secondary street: Min. 10 feet	Front setback, secondary street: Min. 10 feet	Front setback, secondary street: Min. 10 feet
	Setback, side: Min. 10 feet	Setback, side: Min. 10 feet	Setback, side: Min. 10 feet
	Setback, rear: Min. 10 feet	Setback, rear: Min. 10 feet	Setback, rear: Min. 10 feet
Side Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet

	Woodland Square	Pacific Avenue	Master Plan Area
SITE DESIGN AND LANDSCAPE			
Rear Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet

16.24.070 Building and landscape frontage.

A. *Overview of Building and Landscape Frontage Types.* Refer to the Regulating Plan and the development standards tables to determine which building and landscape frontage types are permitted along each street. Each street-facing build-to line shall comply with the development standards listed under the applicable building and landscape frontage type.

1. *Linear Building Frontage.* A linear building frontage, as set out in Figure 16.24.070-1, is characterized by a facade that is built up to the build-to line. The building entrance is at sidewalk grade, except where there are ground floor residential uses. Linear building frontages have substantial glazing on the ground floor, and often provide awnings or canopies cantilevered over the sidewalk. Building entries must either provide a canopy or awning and/or be recessed behind the front building facade.

2. *Forecourt Building Frontage.* A forecourt building frontage, as set out in Figure 16.24.070-2, may be created by recessing a portion of the facade for a portion of the building frontage. The forecourt building frontage should be used in conjunction with the linear building frontage. A forecourt building frontage is suitable for commercial or residential uses. A forecourt building frontage may be suitable for gardens and/or outdoor seating.

3. *Porch/Stoop/Terrace Building Frontage.* The porch-stoop-terrace building frontage, as set out in Figure 16.24.070-3, is characterized by a facade which is set behind the build-to line and a building entry threshold, such as a porch or terrace, set between the building and the build-to line. The threshold may be elevated above or sunken below grade. The building entry is accessed from this threshold. Landscaping may be provided in the setback area between the building and the sidewalk. A porch-stoop-terrace building frontage is suitable for residential uses and service commercial or office uses.

4. *Landscape Building Frontage.* A landscape building frontage, as set out in Figure 16.24.070-4, is set back from the build-to line by a wide landscaped strip between the building and the sidewalk. This frontage type is appropriate along streets where the existing streetscape may not be conducive to pedestrian-oriented ground floor retail or residential uses, such as where there is no on-street parking or

where streets are very wide. Ground floor entries must still be provided along and connected to the sidewalk.

5. *Low Wall and Trellis Landscape Frontage.* As set out in Figure 16.24.070-5, build-to lines not occupied by buildings, driveways, or pedestrian paths must be screened with a low masonry or concrete wall and overhanging trellis structure.

6. *Urban Wall or Fence Landscape Frontage.* As set out in Figure 16.24.070-6, build-to lines not occupied by buildings, driveways, or pedestrian paths must be screened with an open framework wall or fence of either metal, wood, masonry, or a combination.

7. *Landscape Setback Frontage.* As set out in Figure 16.24.070-7, build-to lines not occupied by buildings, driveways, or pedestrian paths must be set back behind a planted landscape area consisting of trees, shrubs, and groundcover plants.

B. *General Building and Landscape Frontage Standards.*

1. *Applicability.* The applicable street types or subdistricts are stated at the top of each column. Development on any site adjacent to 6th Avenue, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the relevant column. Development on any site not adjacent to 6th Avenue, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the Urban District, Master Plan District or Pacific Avenue District columns, as applicable.

2. *Soil Amendment.* All disturbed areas shall be replanted with native and drought-tolerant vegetation and shall meet soil amendment requirements in the current City of Lacey Stormwater Design Manual.

3. *Build-to Line.*

a. "Build-to line" means the line up to which buildings or landscaping must be constructed. The build-to line may not be the same as the front lot line; see Table 16.24.050-2.

4. *Frontage.*

a. "Frontage" shall be defined as the linear distance between centerlines of the perpendicular secondary street, other street or through connection, if measuring along a primary street.

b. If on a secondary street, "frontage" shall be defined as the linear distance between centerlines of the perpendicular other street or through connection.

c. All other frontage shall be defined as the linear distance between centerlines of the perpendicular primary street, secondary street, other street or through connection.

d. Where frontage occurs on a curved segment of a street, frontage shall be defined as the linear dimension of the chord.

5. *Frontage Requirements.*

- a. *Minimum Building Frontage along Street-Facing Build-to Line.* All private and public street- or path-facing build-to lines not occupied by buildings or driveways are required to provide building or landscape frontage between the sidewalk and the remainder of the site.
 - b. *Primary Street Frontage.* The primary street frontage shall be defined as the portion of the building facing the street (or the higher order street if on a corner). The front facade of the building shall be built to the primary street frontage build-to line.
 - c. *Secondary Street Frontage.* The secondary street frontage shall be defined as the portion of the building facing the lower order street, if on a corner. The front facade of the building shall be built to the secondary street frontage build-to line for a minimum of one hundred feet from the corner or the lot width, whichever is shorter. The building and landscape frontage standards of this section shall apply to the portion of the building that occupies the build-to line for one hundred feet from the corner or the lot width, whichever is shorter.
6. *Ground Floor Height Measurement.* If a minimum ground floor height is required, with a specific minimum floor to ceiling measurement, the ceiling shall be considered as the bottom of joists, rafters or supporting structure of the roof or floor structural system above; the floor shall be considered as the highest point of any flooring system. The ceiling does not include any non-structural ceiling surface materials such as suspended acoustical tile. Projections such as pendant lighting, exposed mechanical ducting, exposed electrical or communication raceways, or the bottom chord of structural trusses may extend below the ceiling and shall not be included in the floor to ceiling measurement.

Figure 16.24.070-1. Building and Landscaping Frontage Type 1--Linear

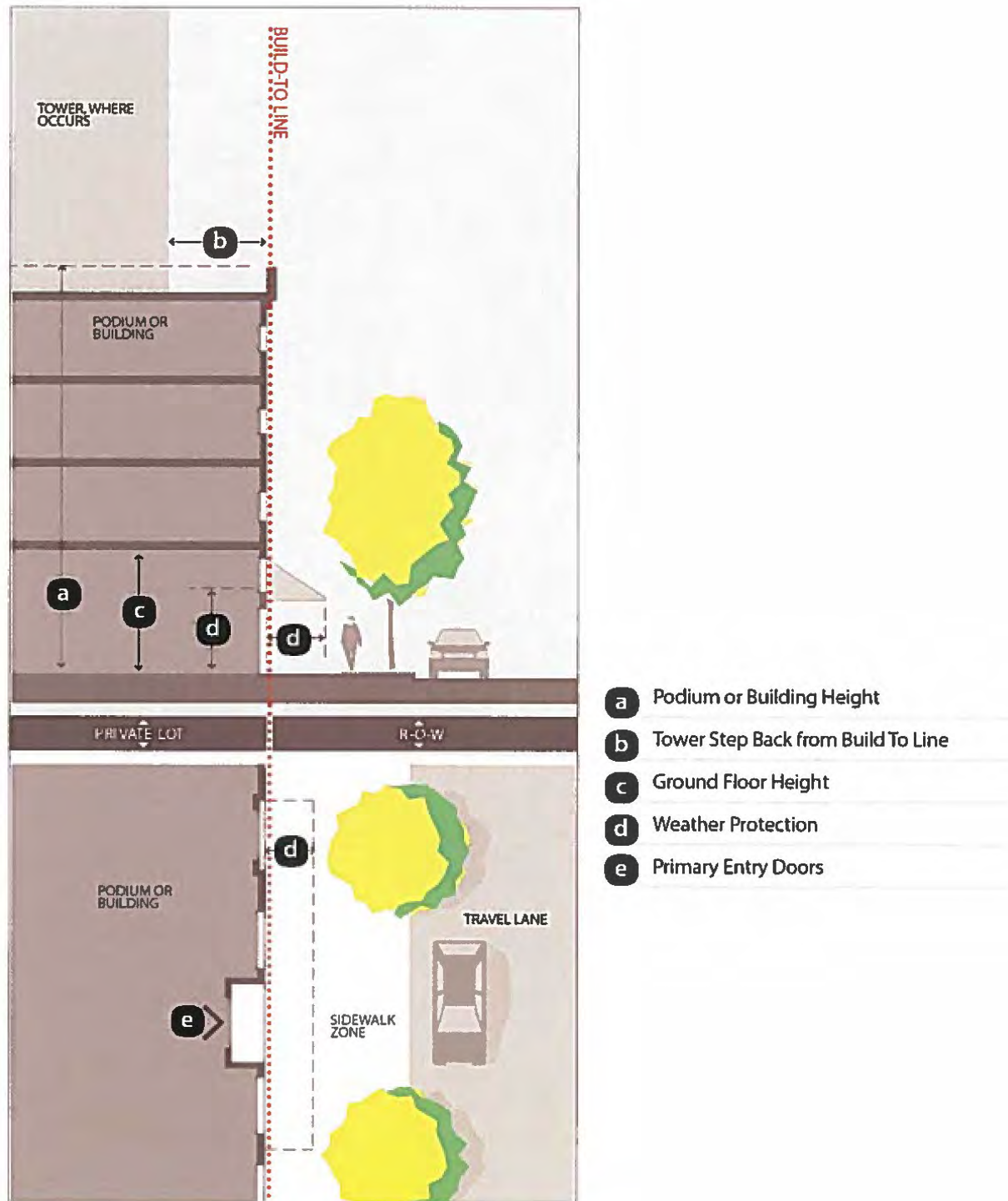


Table 16.24.070-1. Building and Landscaping Frontage Type 1--Linear

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
		Max. 10 feet		Max. 0 feet	Max. 10 feet	Max. 10 feet	

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Podium Setback from Build-To Line	Min. 0 feet		Min. 0 feet	Min. 5 feet	Min. 0 feet	
	Tower Step Back at Top of Podium	Min. 10 feet					
		Min. 15 feet on lots adjacent to Golf Club Road					
		On through block connections: 10 feet minimum					
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
	Tower Height	See Regulating Plan for building heights					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Ground Floor Height	Min. 18 feet					
	Ground Floor Depth	Min. 40 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet					
		Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Weather Protection	Protected area: 50 square feet, min.; 5 feet min. horizontal dimension; 10 foot vertical clearance, min.				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Primary Entry Doors	Shall face street; 40% transparent min.					
	Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

Figure 16.24.070-2. Building and Landscaping Frontage Type 2--Forecourt

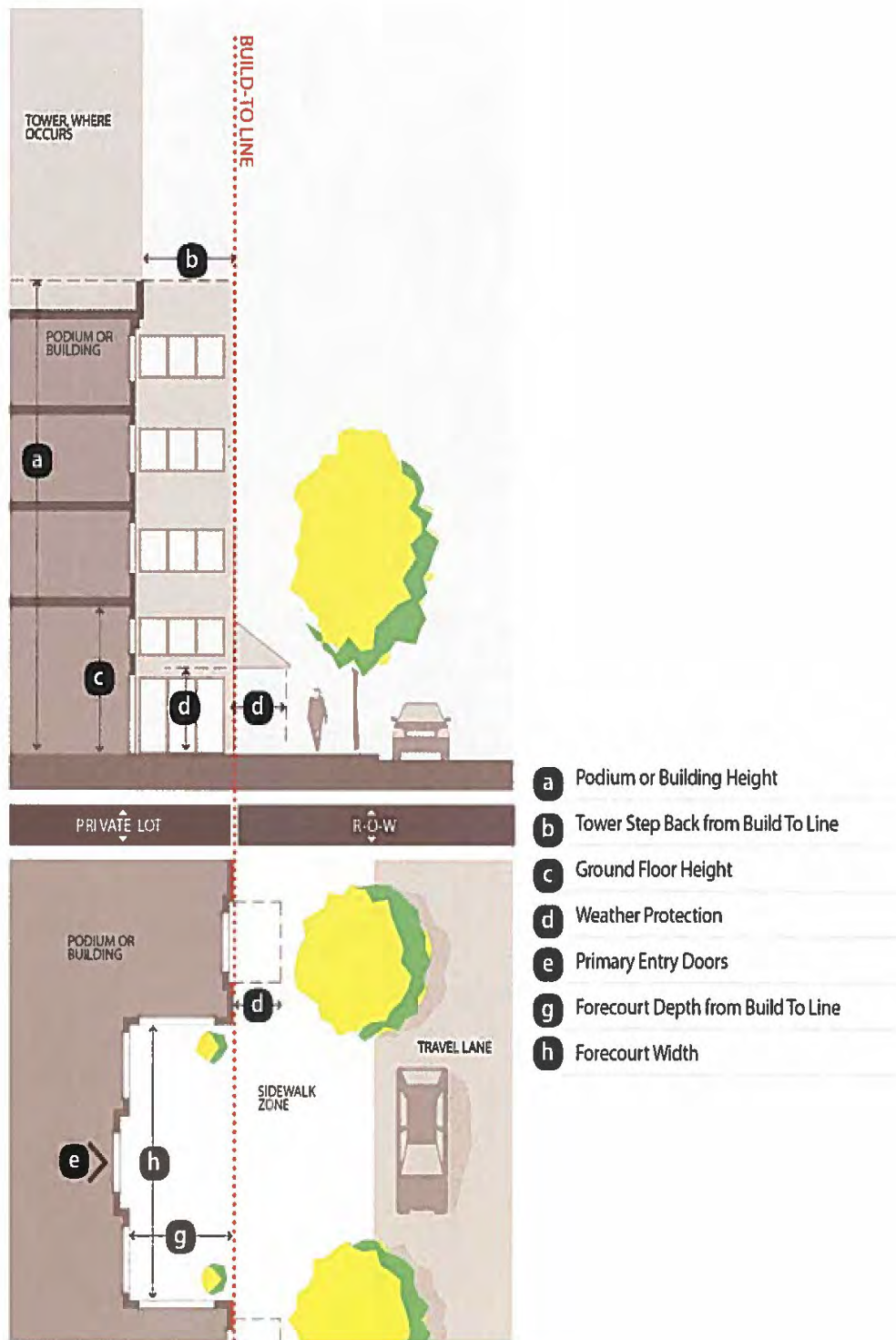


Table 16.24.070-2. Building and Landscaping Frontage Type 2--Forecourt

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
		Max. 10 feet		Max. 0 feet	Max. 10 feet	Max. 10 feet	

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Podium Setback from Build-To Line	Min. 0 feet		Min. 0 feet	Min. 5 feet	Min. 0 feet	
	Tower Step Back at Top of Podium	Min. 10 feet or match					
		Min.15 feet on lots adjacent to Golf Club Road					
		On through block connections: 10 feet minimum					
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
		Tower step back shall match forecourt maximum depth where tower abuts the forecourt					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Tower Height	See Regulating Plan for building heights, Figure 16.24.060-1 , Regulating Plan, Building Heights					
	Ground Floor Height	Min.18 feet					
	Ground Floor Depth	Min. 40 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Separation of Ground Floor Residential	Vertical distance from ground: Min. 18 inches/Max. 3 feet					
	Uses	Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Weather Protection	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Primary Entry Doors	Shall face street; 40% transparent min.					
	Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Forecourt Depth from Build-to Line	Setback: 10 feet minimum; 30 feet maximum					
		Tower setback shall match forecourt maximum depth					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Forecourt Width	Setback: 10 feet minimum; 30 feet maximum					
	Forecourt Frontage	The forecourt frontage shall incorporate the linear frontage type for building faces on the primary and secondary street frontages that are not part of the courtyard.					
	Fence	No greater than 3 feet in height; min. 20% transparent					

Figure 16.24.070-3. Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace

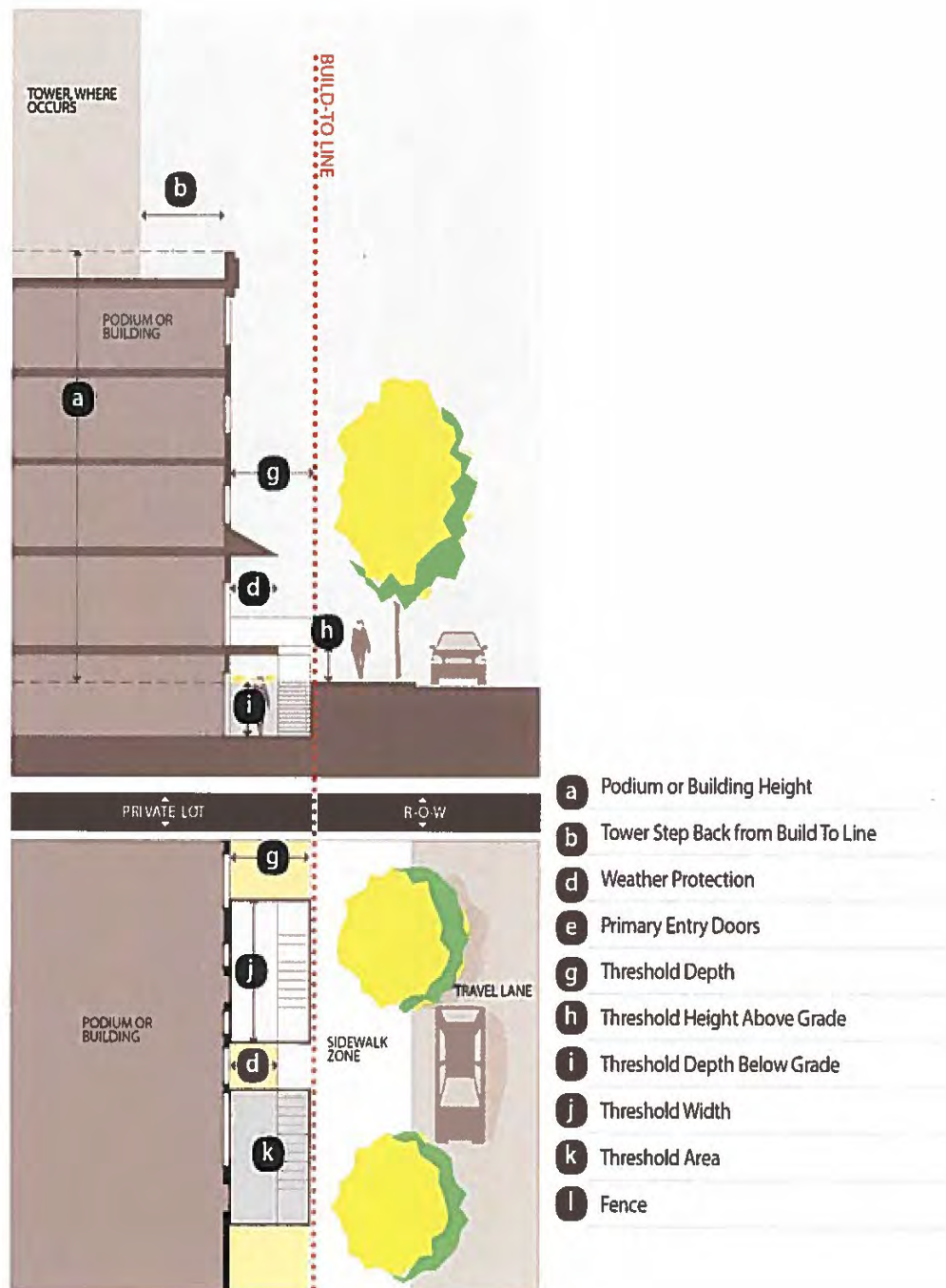


Table 16.24.070-3. Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Podium Setback from Build-To Line	Max. 15 feet		NA	Max. 15 feet		
		Min. 5 feet		Min. 5 feet			
	Tower Step Back at Top of Podium	Min. 10 feet					
		Min. 15 feet on lots adjacent to Golf Club Road					
		On through block connections: 10 feet minimum					
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
		Tower step back shall match threshold maximum depth					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060 -1 Regulating Plan, Building Heights					
	Ground Floor Height	Min. 18 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Ground Floor Depth	Min. 40 feet					
	Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet					
		Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Weather Protection	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Primary Entry Doors	Shall face street; 20% transparent min.					
	Windows	30% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Depth	Min. 4 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Height Above Grade	Max. 5 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Depth Below Grade	Max. 4 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Width	Min. 5 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Area	Max. 150 square feet per building entry					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Fences	No greater than 3 feet in height; min. 20% transparent					

Figure 16.24.070-4. Building and Landscaping Frontage Type 4--Landscape Building

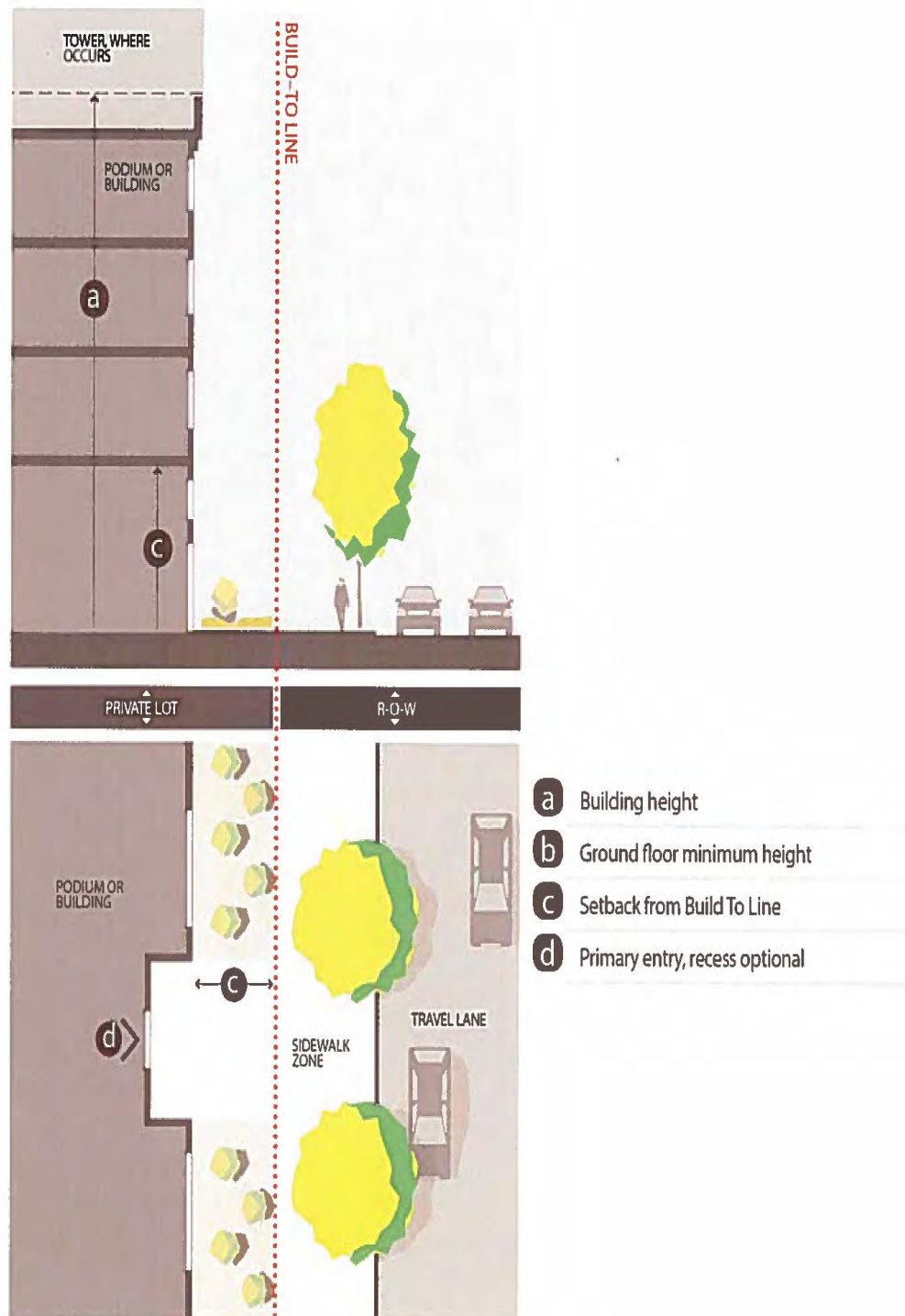


Table 16.24.070-4. Building and Landscaping Frontage Type 4--Landscape Building

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet		Min. 20 feet	
	Maximum Podium Height	Max. 55 feet			

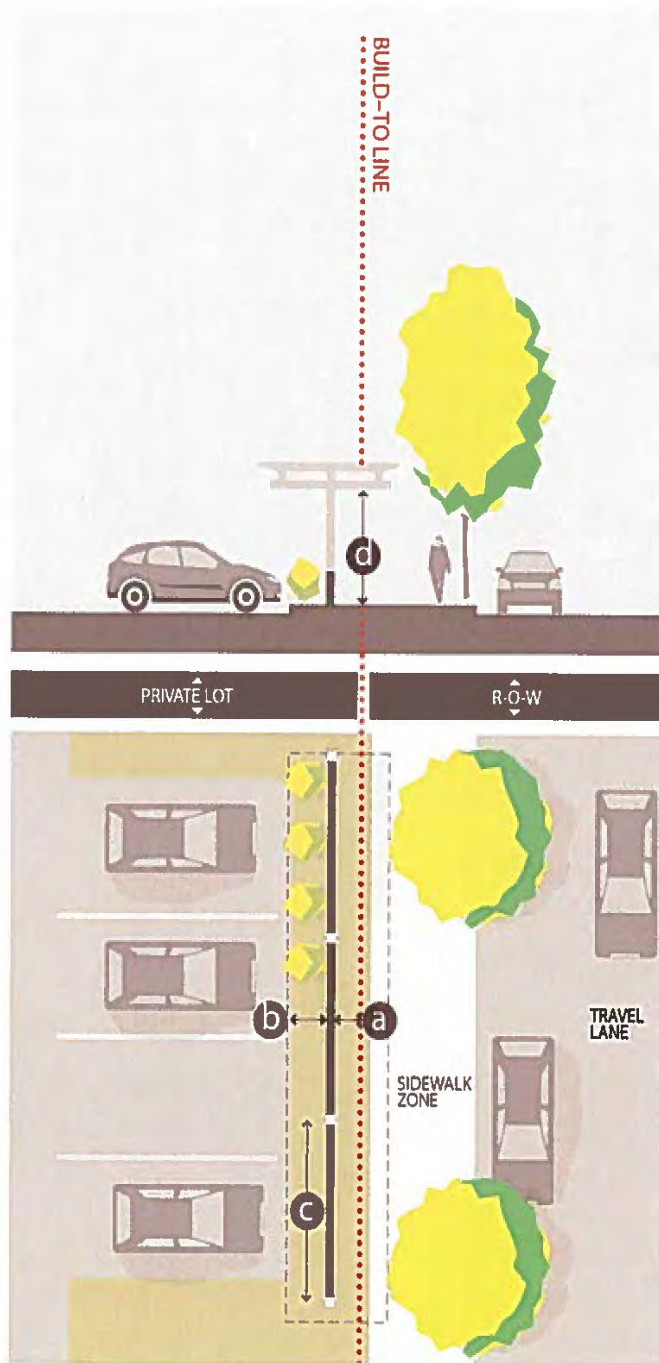
	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Podium Setback from Build-To Line	Max. 15 feet			
		Min. 10 feet			
	Tower Step Back at Top of Podium	Min. 10 feet			
		Min. 15 feet on lots adjacent to Golf Club Road			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
		On through block connections: 10 feet minimum			
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet			
		Tower setback shall match threshold maximum depth			
	Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Building Heights			
	Minimum Building Depth	Min. 40 feet			
	Weather Protection	Building entrances shall be either be covered by an awning or canopy or be covered by being recessed behind the front building facade. If an awning or canopy is provided, it must provide a minimum vertical clearance of 8 feet and a maximum clearance of 15 feet. If only a recessed entry is provided, it must be recessed behind the front facade a minimum of 3 feet and a maximum of 5 feet.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Primary Entry Doors	At least one building entrance shall be directly connected to the primary or secondary street with a walkway measuring a minimum of 5 feet wide. A minimum of 40% of each primary entry shall be transparent.			
	Windows	Transparent ground floor windows must be provided along a minimum of 60% of the ground floor, primary and secondary street-facing facade area. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Service and Utility Equipment	Building service and utility equipment and outdoor storage of garbage and/or recycling is not permitted along a primary or secondary street or within the required setback from build-to line.			
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.			
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.			

Figure 16.24.070-5. Building and Landscaping Frontage Type 5--Low Wall and Trellis



- a** Setback from Build To Line
- b** Parking area setback
- c** Column spacing
- d** Height of trellis underside

Table 16.24.070-5. Building and Landscaping Frontage Type 5--Low Wall and Trellis

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a low wall and trellis along the build-to line.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Setback from Build-to Line	The low wall and trellis shall be set back a minimum of 0 feet and a maximum of 5 feet from the build-to line.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Column Spacing	The trellis shall have masonry, heavy timber, or steel (or similar metal) supporting columns spaced no more than 30 feet on center.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Height of Trellis	The underside of the trellis portion of a low wall and trellis shall be a minimum of 8 feet above grade and a maximum of 14 feet above grade. The trellis shall be heavy timber or steel (or a similar material) and shall consist of open structure with no decking or awning material.					
	Low Wall	The low wall portion of a low wall and trellis shall be a minimum of 1.5 feet and a maximum of 3 feet and have a minimum depth of 1.5 feet. The low wall shall be vegetated wall, wood, masonry, and/or concrete.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Low Wall Openings	Openings in the low wall and trellis are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
	Surface Parking Setback	Surface parking shall be set back a minimum of 3 feet from the low wall and trellis.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Ground Cover and Planting	Any setback area between the sidewalk and the wall shall be planted or paved with stamped concrete, permeable pavers, or masonry pavers.					
		The setback between the low wall and surface parking shall be planted with native and drought-tolerant low shrubs, groundcover, and climbing plants. Vegetated LID facilities are allowed in the ground cover and planting area.					

Figure 16.24.070-6. Building and Landscaping Frontage Type 6--Urban Fence or Wall

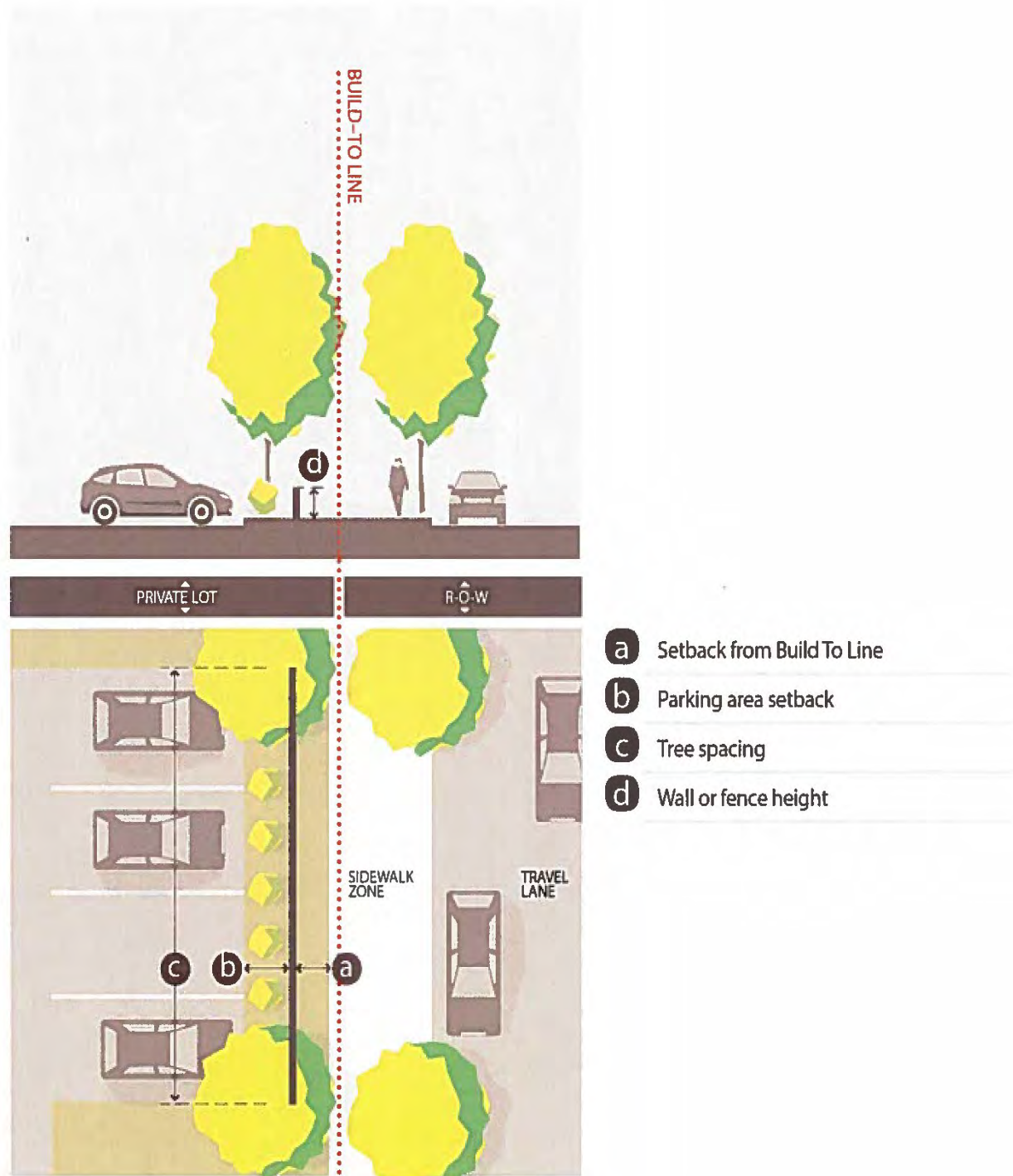


Table 16.24.070-6. Building and Landscaping Frontage Type 6--Urban Fence or Wall

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with an urban fence or wall along the build-to line.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Setback from Build-to Line	The urban fence or wall shall be set back a maximum of 5 feet from the sidewalk. The area between the urban fence or wall shall be hardscaped with either masonry pavers or stamped concrete.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Wall or Fence Height	Walls shall be vegetated wall, wood, masonry, and/or concrete; fences shall be made of wrought iron, steel, or a similar material (but not chain-link) and must be dark in color. The fence shall be at least 2 feet high and no more than 3 feet high. Fences may be no more than 50% sight obscuring. The wall shall be at least 2 feet high and no more than 3 feet high above the grade of the sidewalk.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Tree Spacing	In addition to the required fence or wall, trees and shrubs shall be provided. One large tree is required every 30 linear feet minimum along all public or private street-facing frontages, except where it is necessary to ensure adequate traffic visibility. The shrubs shall be at least as high as the wall or fence, and shall be no more than 6 feet high.					
	Wall or Fence Openings	Openings in the urban fence or wall are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Surface Parking Setback	The surface parking area shall be set back, at a minimum, an additional 5 feet to provide room for required vegetated LID facilities and/or native and drought-tolerant landscaping.					
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover any remaining landscaped area between the parking area and the urban fence or wall. Vegetated LID facilities are allowed in the ground cover and planting area.					

Figure 16.24.070-7. Building and Landscaping Frontage Type 7--Landscape Setback

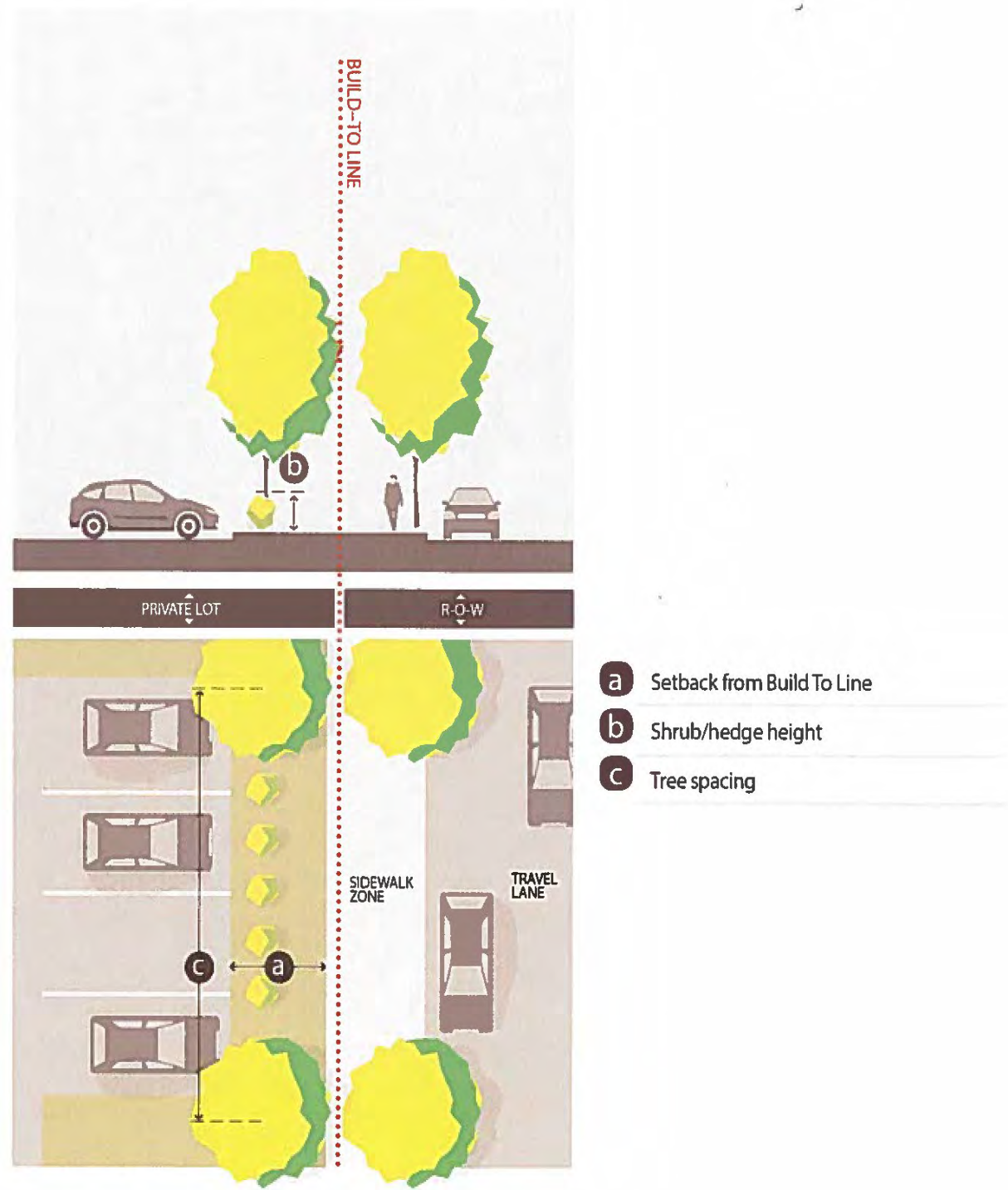


Table 16.24.070-7. Building and Landscaping Frontage Type 7--Landscape Setback

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a landscape setback along the build-to line.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Setback from Build-to Line	Along all public or private street-facing frontages, surface parking shall be set back a minimum of 10 feet behind the build-to line.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Shrub and Hedge Height	The surface parking area shall be screened with a continuous row of hedges or shrubs immediately adjacent to the parking area, except where there is a driveway. The shrubs shall be a minimum of 3 feet high and must be mostly opaque year round. A 3-foot-high masonry wall may be substituted for the shrubs but the trees and groundcover plants are still required.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Landscape Area	In addition to the required shrubs, one large tree is required every 30 linear feet minimum along all public or private street-facing frontages. The shrubs/hedge shall be interrupted with a gap of up to 2 to 3 feet wide in order to accommodate trees.			
	Walkways	Openings in the setback are allowed for pedestrian pathways, sidewalks, plazas, and driveways.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the parking area and the sidewalk.			

16.24.080 Design toolbox.

A. *Design Introduction.* The design toolbox provides information about how to meet the requirements of other sections of the LMC and other mandates (e.g., the City of Lacey Stormwater Design Manual), in ways that are consistent with the vision for the Woodland District and the three subdistricts defined in LMC [16.24.010](#), and mapped on Figure 16.24.010-1, Regulating Plan, Subdistricts. There are three areas of design that are addressed in the design toolbox section: LIDA treatments, street intersection design and street traffic calming design.

1. *Low Impact Development Approaches (LIDA).* LIDA design options are described in Table 16.24.080-1. A stormwater management and land-development strategy applied at the scale of the block and the scale of the parcel that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions.
2. *Street and Through Connection Crossings.* Table 16.24.080-2, Street and Through Connection Crossing Approaches, describes the type of intersection designs that are required on specific street intersections, and when they are required to be constructed.
3. *Traffic Calming Approaches.* Table 16.24.080-3, Traffic Calming Approaches, describes the type of traffic calming designs that are required on specific street intersections, and when they are required to be constructed.

Table 16.24.080-1. Low Impact Development Approaches

Urban Mixed Use. Low-impact development approaches (LIDA) should reflect the character of the place. In the most urban areas of the Woodland District, the function of rainwater detention and stormwater re-infiltration should be intense and highly structured. LIDA techniques consistent with this context include green roofs, rainwater harvesting, infiltration planters, permeable paving, and detention vaults.

Urban Mixed-Use LID Approach	Example	Where Permitted
Urban Mixed Use Type A (Street Furnishing Zone and Sidewalk) Site Applicability: For urban sidewalks where there is on-street parking and street furniture. Applicable LID Facilities: Bioretention with raised edge treatments with native and drought tolerant vegetation and street trees are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Design Considerations: Designed to accommodate frequent pedestrian traffic between parked cars and retail or		6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Mixed-Use LID Approach	Example	Where Permitted
service commercial. Vegetated LID facilities are confined to a portion of the furnishings zone of the sidewalk, and are limited in length.		
Urban Mixed Use Type B (Curb Extensions/Bulb Outs and Sidewalk) Site Applicability: For urban sidewalks which include curb extensions, such as at corner curb ramps. Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred		Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Mixed-Use LID Approach	Example	Where Permitted
surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs are encouraged for roofs that serve as a gathering space. Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.		

Urban Mixed-Use LID Approach	Example	Where Permitted
Urban Mixed Use Type C (Courtyards and Forecourts) Site Applicability: For mixed use and residential courtyards and forecourts. Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs are encouraged for roofs that serve as a gathering space.	 A photograph of an urban courtyard. In the foreground, there is a large, rectangular planter filled with dense green vegetation. A wooden walkway leads through the planter. In the background, a person is sitting on a bench. The courtyard is surrounded by modern buildings with large windows and balconies.	Infill block site area

Urban Mixed-Use LID Approach	Example	Where Permitted
Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.		

Urban Residential. In the more residential settings of the Woodland District the function of rainwater detention and stormwater re-infiltration may include LIDA techniques such as green roofs, rainwater harvesting, infiltration planters, flow-through planters, rainwater gardens, and permeable paving.

Urban Residential LID Approach	Example	Where Permitted
Urban Residential Type A (Front Setbacks) Bioretention or rain gardens with native plants suitable for courtyard or forecourt edges or porch-stoop-terrace		Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Residential LID Approach	Example	Where Permitted
frontages. May also be used within the horizontal separation zone required for ground floor residential. Permeable paving is the preferred surfacing for forecourt or porch-stoop-terrace frontages where feasible.		
Urban Residential Type B (Street Furnishing Zone) For urban sidewalks in residential areas where there is on-street parking and street furniture. Designed to accommodate pedestrian traffic between parked cars and residential entries. Planted		6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Residential LID Approach	Example	Where Permitted
area may be used in conjunction with required street trees and informally planted with native and drought tolerant plants. Permeable paving is the preferred surfacing for sidewalks where feasible.		

Through Connections and Parking Lots. Parking lots, private streets, and multi-use paths should be designed to detain and redirect stormwater runoff. LIDA design includes bioretention in vegetated swales, flow-through planters, and rainwater gardens. Pervious pavement is an effective alternative to conventional curbs, catch basins, sewer pipes, and treatment facilities.

Parking Lot LID Approach	Example	Where Permitted
Parking Lot LID Approach A (Perimeter Landscaping) Bioretention swales, bioretention planters or rain gardens with native plants wherever a		Pacific Avenue Other streets Through connections Infill block site area

Parking Lot LID Approach	Example	Where Permitted
parking lot abuts a street or through connection. Permeable paving is the preferred surfacing for parking lots where feasible.		
Parking Lot LID Approach B (Internal Landscaping) Bioretention swales with native plants. May be used in conjunction with required parking lot tree planting. Permeable paving is the preferred surfacing for parking lots where feasible.		Infill block site area

Table 16.24.080-2. Street and Through Connection Crossing Approaches

Crossing Description	Example	Location
Urban Plaza Intersection		
Raise the intersection to		Required

Crossing Description	Example	Location
the level of the adjacent sidewalks. Tighten intersection curb radii for slower turning speeds for motorized vehicles. Install vertical projections such as bollards and planters to channel the automobiles and increase the security and safety of pedestrians and bicyclists.	 An aerial photograph of a street intersection. The intersection is marked with a circular pattern on the pavement. Several bollards are installed along the curb and in the intersection area. A white van is driving through the intersection, and a white pickup truck is parked on the side. A person is walking on the sidewalk. The surrounding area includes trees and buildings.	6th Avenue intersection with Golf Club Road ¹
Use textured paving and/or contrasting colors to promote a distinctive sense of place. Install permeable paving, unit pavers, textured paving, or other distinctive materials or contrasting colors to the flat surface of the		Optional Pacific Avenue Other streets Through connections

Crossing Description	Example	Location
intersection plaza.		
Vertical speed control elements shall be marked with a warning sign advising drivers.		¹ City is responsible for construction of raised table intersection once Golf Club Road extension is completed.
Urban Corner		
Tighten intersection curb radii and encourage slower turning speeds for motorized vehicles. Eliminate the change in grade between sidewalk and drive lane to prioritize pedestrian movement and mark a unique spot in the Woodland		Required 6th Avenue Golf Club Road between 6th and 7th Avenues Optional Pacific Avenue Other streets Through connections

Crossing Description	Example	Location
District. Flare the curb to meet the grade of the street along the full extent of the radius of the corner. Use bollards to protect pedestrians from automobile turning movements.		
Pedestrian Corner		
Install curb extensions to visually narrow the street and alert drivers to exercise more care. Place curb extensions to create shorter and safer crossings for pedestrians. Take advantage of curb extensions to increase the available public realm space for street furniture, benches, street		Required Golf Club Road south of 7th Avenue Golf Club Road north of 6th Avenue Pacific Avenue Other streets Through connections in Woodland

Crossing Description	Example	Location
trees, and other amenities.		Square Subdistrict
Curb extensions should be installed wherever on-street parking is provided. Combine stormwater management features into curb extensions at corners.		Through connections in Master Plan Areas
Install curb extensions at street crossings to support pedestrian safety. Integrate flow-through planters and rain gardens, on-street parking, parklets, and bicycle parking corrals into the curb extension.		Optional All other streets Through connections
Urban Mid-block Crossing		
Create shorter and safer		Required

Crossing Description	Example	Location
crossings for pedestrians. Raise the level of the walkway to match the level of the adjacent sidewalk to prioritize pedestrian crossing and alert drivers to the mid-block crossing. Install permeable paving, unit pavers or other distinctive materials to the flat surface to further define the speed table.		Golf Club Road south of 7th Avenue Golf Club Road north of 6th Avenue Pacific Avenue Other streets within the Woodland Square Subdistrict Other streets within the Master Plan Areas Through connections in Woodland Square Subdistrict Through connections in Master Plan Areas
Vertical speed control elements shall be marked with a warning sign advising drivers.		
Mid-block Crossing with Pedestrian Refuge		

Crossing Description	Example	Location
Where streets have more than two travel lanes, pedestrian crossings shall include a pedestrian refuge within the median to provide an additional measure of safety. Incorporate planted beds, flow-through planters and rain gardens within the median island.		Required 6th Avenue Pacific Avenue
	Optional Other streets Through connections	

Table 16.24.080-3. Traffic Calming Approaches

Traffic Calming Description	Example	Where Permitted
Urban Woonerf		
Urban shared space streets function foremost as public space for		Optional Golf Club Road

Traffic Calming Description	Example	Where Permitted
shopping, commerce, culture, socializing, and recreation. The design speed of an urban shared space street is 18 mph.		Other streets Optional, without continuous sidewalk requirement Through connections¹
Install flush textured or pervious pavement to reinforce the priority of the pedestrian. Special pavements, especially unit pavers, shall be selected for regional climate, durability, and maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the urban		

Traffic Calming Description	Example	Where Permitted
shared space streets.		
Provide continuous sidewalks on both sides of urban shared space streets with three distinct zones: frontage zone, pedestrian through zone, and street furnishings zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk. Provide on-street curbside parking.¹		¹Through connections are exempt from the requirement for continuous sidewalk and on-street parking.
Curbed Street-- Bulb-outs		

Traffic Calming Description	Example	Where Permitted
Curb extensions are used at intersections to shorten the distance between curbs at pedestrian crossings. Use curb extensions to integrate parking lane materials and treatments, such as permeable paving. Install curb extensions wherever on-street parking is integrated to increase visibility, reduce the crossing distance, provide extra queuing space, and allow for enhancements, such as seating or greenery. Combine stormwater management features such as bio-swales or rain gardens with curb extensions to		Required 6th Avenue intersection with Golf Club Road Pacific Avenue Other streets Through connections¹

Traffic Calming Description	Example	Where Permitted
reduce the impervious surface area of the street.		
Provide continuous sidewalks on both sides of curbed streets with four distinct zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		
Parklets are ideal for curbed streets with active storefronts, foot		¹ Through connections are exempt from the requirement

Traffic Calming Description	Example	Where Permitted
traffic, and retail activity.		for continuous sidewalk and on-street parking.
Provide on-street curbside parking.		
Queuing Street (Yield Street)		
Local streets in residential neighborhoods are also spaces for play and leisure. Provide safe and inviting places to walk with direct access to destinations.		Optional Golf Club Road Other streets Through connections ¹
Two-way yield streets are suited to residential areas where drivers are expected to travel at low speeds.		
Provide continuous sidewalks on both sides of queuing streets		

Traffic Calming Description	Example	Where Permitted
with four distinct zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		
Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.		
Use the planted furnishings zone of the sidewalk for street trees,		

Traffic Calming Description	Example	Where Permitted
bio-swales, and rain gardens.		
Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.		
Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and mid-block crossings to encourage safe speeds and meter through traffic.		¹ Through connections are exempt from the requirement for continuous sidewalk and on-street parking.
Provide on-street curbside parking.		
Chicane Street		

Traffic Calming Description	Example	Where Permitted
Chicane streets are suited to residential areas where drivers are expected to travel at low speeds.		Optional Golf Club Road Other streets Through connections¹
Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.		
Use the planted furnishings zone of the sidewalk for street trees, bio-swales, and rain gardens.		
Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.		

Traffic Calming Description	Example	Where Permitted
Provide continuous sidewalks on both sides of chicane streets with four distinct zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		¹Through connections are exempt from the requirement for continuous sidewalk and on-street parking.
Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and mid-block		

Traffic Calming Description	Example	Where Permitted
crossings to encourage safe speeds and meter through traffic.		
Woonerf-- Residential		
Woonerf-- residential streets are low-volume residential streets functioning foremost as public space for recreation, socializing, and leisure. The design speed of a woonerf-- residential street is 12 mph. Identify woonerf-- residential streets with signage indicating that motorists must yield and the pedestrian has priority of movement. Mark entrances		Optional Other streets Through connections ¹

Traffic Calming Description	Example	Where Permitted
to woonerf--residential streets with tactile warning strips that alert both drivers and pedestrians. Install flush textured or pervious pavement to reinforce the priority of the pedestrian. Special pavements, especially unit pavers, shall be selected for regional climate, durability, and maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the woonerf--residential street.		
Provide continuous		¹ Through connections

Traffic Calming Description	Example	Where Permitted
sidewalks on both sides of woonerf--residential street with four distinctive zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		are exempt from the requirement for continuous sidewalk and on-street parking.
Stagger blocks of on-street parking and landscaping to create a chicane effect. Install street furniture, including bollards, benches, planters, and bicycle parking		

Traffic Calming Description	Example	Where Permitted
to functionally separate cars from private space.		

16.24.090 Form-based code review.

A. Administration of development review shall be the responsibility of the director of community and economic development. The director shall implement development review concurrent with any related planning review process or building permit application. The review process consists of a presubmission conference followed by an application review by either the director or the site plan review committee (SPRC).

1. Presubmission Conference.

- a. The applicant shall attend a presubmission conference with an assigned staff member. The presubmission conference shall be conducted in accordance with [11.03.020 LMC](#) ~~Section 1B.020 of the City of Lacey Development Guidelines and Public Works Standards.~~
- b. The site plan, landscaping plan, and building design may be conceptual in form for the presubmission conference.
- c. Staff shall provide a written summary of the meeting to the applicant including identification of the relevant approval criteria in LMC [16.24.030](#) through [16.24.070](#).
- d. The staff summary shall identify the applicable review process, which will be an administrative review by the director of community and economic development or a review by the SPRC.
- e. The staff summary shall identify any submittal requirements in LMC [16.24.120](#) that are not applicable or required.

2. Limited Administrative Review.

- a. Development applications, which do not exceed the thresholds in subsection [B](#) of this section, shall be subject to an administrative review by the director under Chapter [11.0412-28 LMC](#), ~~Development Standards and Public Works Standards.~~
- b. The director shall conduct this review concurrent with any related planning review process or building permit application.

3. Review by the SPRC.

a. Development applications, which exceed the thresholds in subsection B of this section, shall be subject to a review by the SPRC.

b. The SPRC shall review development applications in accordance with the full administrative review process and timelines outlined in 11.04.040 LMC-Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards. The application shall be approved or approved with conditions to conform to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances. Whenever the SPRC disapproves an application, it shall set forth in writing its findings, which shall specify the particular standards, provisions and policies to which the site plan fails to conform and the reasons why it fails to conform.

c. The site plan review committee (SPRC) shall have the prerogative of refusing to rule on a development application if in the opinion of the SPRC the site plan is sufficiently complex that it should be reviewed by the hearings examiner according to the quasi-judicial process in 11.04.050 LMC-Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards. The SPRC shall decide to transfer review authority to the hearings examiner within fourteen days of the determination of completeness, according to 11.03.060 Section 1B.070 of the City of Lacey Development Guidelines and Public Works Standards.

B. Review and approval by the SPRC shall be required for any of the following activities:

1. The use of land for the location of any commercial, industrial or public building or activity, and for the location of any building containing more than two dwelling units or lot with more than one residential structure other than a permitted accessory dwelling.

2. A change of land use at an existing site or structure when the new activity requires either a change of occupancy according to the Building Code or is a change of land use according to the Standard Industrial Classification Code and, in the opinion of the community and economic development director, results in an intensification of land use and will require new development conditions to comply with existing regulations. This provision may not apply to malls (buildings with ten or more tenants sharing common parking) where original conditions to establish the mall complex anticipated a range of tenants and existing facilities and where it can be shown existing infrastructure can accommodate the new intensified use.

3. *Expansion of an existing commercial, industrial, public or multifamily structure or use.* Provided residential duplexes are exempt.

4. A remodel of an existing structure where the remodel is fifteen percent or more of the assessed valuation of existing structures with the permit value of the proposed improvement greater than \$20,000.00. The remodel value shall be calculated according to methodology described in Chapter 14.04 LMC adopting the Building Code. The value of existing structures shall be the most recent value assigned by the county assessor. The fifteen percent threshold shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit. Remodels of residential duplex, triplex, and quadraplex shall be exempt from site plan review.

5. Uses and activities within designated environmentally sensitive areas or their buffers pursuant to the requirements of LMC Title [14](#).

16.24.100 Appeals.

Any decision of the city of Lacey in the administration of this chapter may be appealed in accordance with [Chapter 11.05 LMC Section 1D.010, Appeals, of the City of Lacey Development Guidelines and Public Works Standards](#).

16.24.110 Amendment of an approved development application.

A development granted approval by the director, SPRC, hearings examiner or by the city council may be amended. If, in the opinion of the director of community and economic development, the modifications are considered minor, no additional review process shall be required. If the modifications are considered significant by the director of community and economic development, then the site plan shall be modified by the same procedures provided under LMC [16.24.090](#).

16.24.120 Submittal requirements.

The development application shall contain the following items:

A. *Application Narrative*. Four copies required.

1. Project site address;
2. Project description;
3. List of requested adjustments, if any;
4. List of submittals provided;
5. For all multifamily projects or mixed-use projects with multifamily development, provide a description of compliance with crime prevention through environmental design (CPTED) techniques.

B. *Plans*. Four copies of the set of plans are required. The license stamps of the architect and landscape architect shall be on each appropriate plan page.

1. *Vicinity Plan*. A vicinity plan is required containing the following information (one inch equals five hundred feet or larger):

- a. Site boundaries;
- b. Site address;
- c. Woodland District Neighborhood designation;
- d. Plan showing project location within the Woodland District;
- e. Names of adjacent streets with street and through connection designation (Refer to Figure 16.24.050-1 Regulating Plan, Street Types); and

- f. Names and descriptions of frontage types required and proposed.
2. *Site Plan*. A site plan is required containing the following information (one inch equals twenty feet or larger):
- a. Site address;
 - b. Woodland District Neighborhood designation;
 - c. Names of adjacent streets;
 - d. Location of adjacent buildings on abutting properties;
 - e. Site dimensions;
 - f. Existing grade and finished grade (maximum two-foot contours);
 - g. Location and dimensions of existing and proposed site circulation for automobiles and pedestrians. Indicate location of site ingress and egress and patterns of on-site automobile circulation with directional arrows. Clearly identify any requested adjustments to development standards (refer to LMC [16.24.050](#), Streets, through connections and connection spacing);
 - h. Location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks;
 - i. Location of trees as determined by the Lacey tree protection professional;
 - j. Location, dimensions, and nature of any proposed easements or dedications; and
 - k. Location, dimensions, and description of common open space and recreation areas (refer to LMC [16.24.040](#), General standards required for all development).
3. *Landscaping Plan*. The landscaping plan shall contain the following information (one inch equals twenty feet or larger):
- a. Survey of existing trees; trees to be retained; and trees to be removed;
 - b. Existing plant material and soil to be retained;
 - c. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (refer to LMC [16.24.040](#), General standards required for all development);
 - d. Surface parking location and design (refer to Chapter [16.72](#) LMC);
 - e. Bicycle parking location and design (refer to Chapter [16.72](#) LMC);
 - f. Loading and service area location and design (refer to Chapter [16.80](#) LMC);
 - g. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots (refer to Chapter [16.80](#) LMC);

h. All areas where soils are to be amended (refer to the current City of Lacey Stormwater Design Manual);

i. Locations where plant and soil materials will be stored during construction;

j. Timeline for site preparation and installation of plant materials.

4. *Building Form and Massing*. Submit complete elevations (one-eighth inch equals one foot or larger) of all proposed construction and related elevations of existing structures (if any) within twenty-five feet of the site. Elevations shall include the following information:

a. Dimensioned elevations of building showing:

(1) Required building setbacks (if any) (refer to LMC [16.24.060](#), Building, form, siting and site design);

(2) Required ground floor height (refer to LMC [16.24.060](#), Building, form, siting and site design);

(3) Required weather protection (refer to LMC [16.24.060](#), Building, form, siting and site design);

(4) Required ground floor transparency (refer to LMC [16.24.060](#), Building, form, siting and site design);

(5) Required weather protection for required building entrance(s) (refer to LMC [16.24.060](#), Building, form, siting and site design);

(6) Pedestrian protection--sidewalk (refer to LMC [16.24.060](#), Building, form, siting and site design);

(7) Minimum, maximum, and proposed podium height (refer to LMC [16.24.060](#), Building, form, siting and site design); and

(8) Maximum building height and required building stepbacks (if any) (refer to LMC [16.24.060](#), Building, form, siting and site design);

b. Elevations should show the type and color of exterior materials;

c. Location and elevations of exterior lighting for site and buildings; and

d. Perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.

5. *Sections*. Submit a minimum of two site and building cross section profiles (one-eighth inch equals one foot or larger) with the following information:

a. Scale;

b. Building(s) details;

c. Landscaping against the building when installed;

d. Lighting fixtures and standards; and

e. Signs.

6. *Roof Plan.* The roof plan shall contain the following information (one inch equals twenty feet or larger):

- a. Extent of the project site and location of new and existing buildings;
- b. Extent and location of new roof(s);
- c. Extent and location of building tower(s) (if any);
- d. Dimensions and area of floor plate for proposed building tower(s). If more than one tower, show clear dimensions between towers (refer to LMC [16.24.060](#), Building, form, siting and site design).

C. Professional Design.

- 1. The applicant shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.
- 2. Appropriate professionals shall include, but not be limited to, the following to provide the elements of the planning process set out in this section:
 - a. An urban planner with Form-Based Codes Institute certification, or Congress for the New Urbanism accreditation, or holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the site plan review committee, planning commission, or city council;
 - b. An architect licensed by the state of Washington or holding full membership in the American Institute of Architects;
 - c. A landscape architect registered by the state of Washington.
- 3. One of the professional consultants chosen by the applicant from either subsection [\(C\)\(2\)\(a\)](#), [\(C\)\(2\)\(b\)](#) or [\(c\)](#) of this section shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.
- 4. The selection of the professional coordinator of the design team will not limit the owner of the development in consulting with the planning staff.

16.24.130 Additional information for review.

The SPRC, hearings examiner or city council may require the applicant to submit any additional information or material which it finds is necessary for the proper review and hearing of the application.

Chapter 16.25 CENTRAL BUSINESS DISTRICT ~~4-7.5~~ AND ST. MARTIN'S UNIVERSITY

16.25.010 Statement of intent.

The central business district is the financial and business hub of the community. It is to be developed as an aesthetically attractive area of intense use. Toward this end, the city shall encourage the development of regional retail shopping facilities, and major office complexes along with specialty retail, business support services, urban residential, hotel and institutional uses. Development must enhance people orientation, and provide for the needs, activities and interests of people. The city will encourage land uses that emphasize variety, mixed uses and unity of form within buildings or complexes. Specific land use districts in the form of sub-areas have been established within the Central Business District (CBD) to permit variation in use and development standards in order to implement the CBD goals and policies of the Lacey Comprehensive Plan. ~~See Table 16T-05 for a description of each land use district.~~

A. ~~Central-Transitional~~ Business District ~~-4 (CBD-4TBD)~~. The purpose of ~~the CBD-4~~this land use district is to provide an area for general commercial and limited business activities. This district also serves as a transition area between more intensive core area activities and neighboring residential areas. ~~Long-term parking and automobile-oriented uses are encouraged.~~

B. ~~Central-Depot~~ Business District ~~-5 (CBD-5DBD)~~. The purpose of ~~CBD-5~~this land use district is to provide an area for general commercial activities along with mixed use activities, office complexes and public facilities.

C. ~~Central-Martin~~ Business District ~~-6 (CBD-6MBD)~~. The purpose of ~~the CBD-6~~this land use district is to provide an area for general commercial activities, along with mixed-use activities, office complexes, hotels and public facilities.

~~D. Central Business District 7 (CBD-7). The purpose of the CBD-7 land use district is to provide an area for a broad range of business park type activities, along with mixed use activities, office complexes, hotels, limited general commercial, and public facilities.~~

~~E.D.~~ *Saint Martin's University*. The purpose of the Saint Martin's University land use district is to provide an area for college campus activities, such as classrooms, dormitories, pavilions, athletic fields and facilities, and associated uses and activities.

16.25.020 Permitted uses.

A. Specific categories of permitted uses are listed, by land use district, in Table 16T-06. In addition to such listings, child day care centers will be allowed subject to the provisions of Chapter 16.65 LMC as a permitted use ~~in sub-areas 4 through 7 and the Saint Martin's University zone~~. Also, within the Saint Martin's University zoning district, churches, religious institutions, and monasteries are permitted uses.

~~B. Any decision of the community and economic development department or the site plan review committee may be appealed in accordance with Chapter 11.05 LMC Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards.~~

~~C. Table 16T-06 and an explanation thereof shall be used in determining generalized land uses in the city of Lacey's Central Business District and Saint Martin's University zone.~~

~~D. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.~~

Table 16T-06

S.I.C. Codes are divided into eleven divisions, which are listed A through K. Under each division is a list(ing) of Major Groups(s), which are listed 01 through 99. And listed below these are subclassifications of Auxilliary Establishments, which are usually three or four digit numbers. These correspond to major group numbers.

S.I.C. Codes are those according to the Standard Industrial Classification Manual, 1987, published by the Executive Office of the President, Office of Management and Budget, for the City of Lacey CBD.

The following is a list of abbreviations used on the tables:

P = Permitted Use

C = Conditional Use

A = Accessory Use

NEC = Not Elsewhere Classified

Bolded 2 Digit S.I.C. Code = Entire Major Group

In using the following chart, the reader should also refer to notes at the end of the chart that provide specific requirements or qualifications for uses under specific categories.

~~➤ **NOTE:** If a business in Central Business District 4 or 5 becomes a nonconforming use under the revised listing, it shall be allowed to continue operation. Additionally, the said use shall be allowed to expand and enlarge through the conditional use permit process of Chapter 11.0916.66 LMC provided that all other zoning code requirements can be satisfied.~~

Division A. Agriculture, Forestry, and Fishing

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 4TBD	CBD 5DBD	CBD 6MBD	CBD-7	SMU
0272	Animal Aquaculture			P		
0742	Veterinary Services for Animal Specialties	P	P			
0781	Landscape Counseling and Planning	P	P	P	P	P

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD <u>4TBD</u>	CBD <u>5DBD</u>	CBD <u>6MBD</u>	CBD-7	SMU
0782	Lawn and Garden Services	C	P	P	P	P
0783	Ornamental Shrub and Tree Services	C	P	P	P	P
	Noncommercial Forest			P	P	P
	Water Areas			P	P	P
	Open Space, Open Space			P	P	P
	Open Space, Timber			P	P	
	Open Space, NEC			C	C	

~~Division B. Mining~~

~~➤ Not allowed under current Zoning Codes for Lacey's CBDs.~~

Division C. Construction

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD <u>4TBD</u>	CBD <u>5DBD</u>	CBD <u>6MBD</u>	CBD-7	SMU
152	Residential Building Construction	P	P	P	P	
153	Operative Builders	P	P	P	P	
154	Nonresidential Building Construction	C	C	C	C	
17	Special Trade Contractors	C	P	P	P	

Division D. Manufacturing

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 4TBD	DBDCBD 5	CBD 6MBD	CBD-7	SMU
205	Bakery Products	P				
206	Sugar/Confectionery Products	P				
238	Miscellaneous Apparel & Accessories				P	
239	Misc. Fabricated Textile Products				P	
251	Household Furniture				P	
252	Office Furniture				P	
253	Public Building & Related Furniture				P	
254	Partitions & Fixtures				P	
259	Misc. Furniture & Fixtures				P	
271	Newspapers	C	P		P	
272	Periodicals				P	
273	Books				P	
274	Misc. Publishing				P	
275	Commercial Printing	P	P	P	P	
276	Manifold Business Forms			P	P	
277	Greeting Cards			P	P	
278	Blankbooks, Bookbinding			P	P	

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD <u>4TBD</u>	DBDCBD <u>5</u>	CBD <u>6MBD</u>	CBD-7	SMU
279	Printing Trade Services	P	P	P	P	
31	Leather & Leather Products					
32	Stone, Clay, & Glass Products					
357	Computer & Office Equipment				P	
358	Refrigeration & Services Machinery				P	
36	Electric & Electronic Equipment				P	
381	Search/Navigation Equipment				P	
382	Measuring/Controlling Devices				P	
3827	Optical Instruments & Lenses				P	
384	Medical Instruments & Supplies				P	
385	Ophthalmic Goods				P	
386	Photographic Equip. & Supplies				P	
387	Watches, Clocks, Cases & Parts				P	
39	Misc. Manufacturing Industries			<u>C</u>	€	

Division E. Transportation & Public Utilities

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD <u>4</u>	DBDCBD <u>5</u>	MBDCBD <u>6</u>	CBD-7	SMU
411	Local & Suburban Transportation	C	C	C	€	

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	DBDCBD 5	MBDCBD 6	CBD-7	SMU
412	Taxicabs	C	C	C	€	
417	Bus Terminal & Service Facilities					
4225	Public Warehousing & Storage	€	€			
43	United States Postal Service	C	C	C	€	C
45	Transportation by Air					
472	Passenger Transportation Activities	P	P	P	P	P
481	Telephone Communications	P	P			
482	Telegraph & Other Communications					
483	Radio & Television Broadcasting		P	P	P	P
489	Communication Services, NEC	C	C		€	
4939	Combination Utilities, NEC				€	

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Division F/G. Wholesale & Retail Trade

(all uses subject to note 1)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	DBDCBD 5	MBDCBD 6	CBD-7	SMU
501	Motor Vehicles, Parts, & Supplies		P	P		
502	Furniture & Home Furnishings		P	P		
503	Lumber & Construction Materials		P			

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
504	Professional & Commercial Equipment		P	P		
505	Metals & Minerals, Except Petroleum		P			
506	Electrical Goods		P	P		
507	Hardware, Plumbing, Heating Equipment		P	P		
508	Machinery, Equipment & Supplies		P	P	P	
509	Misc. Durable Goods		P	P	P	
511	Paper & Paper Products		P	P	P	
512	Drugs, Proprietarys & Sundries		P	P	P	
513	Apparel, Piece Goods, & Notions		P	P	P	
514	Groceries & Related Products		P	P	P	
518	Beer, Wine & Distilled Beverages		P	P	P	
519	Misc. Nondurable Goods			P	P	
521	Lumber & Other Building Materials		P	P		
523	Paint, Glass & Wallpaper Stores		P	P		
525	Hardware		P	P		
526	Retail Nurseries & Garden Stores	P	P	P		

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBD CBD 4	DBD CBD 5	MBD CBD 6	CBD -7	SMU
53	General Merchandise Stores	C	P	P	P	
54	Food Stores	C	P			
541	Grocery Stores	C	P	P		
542	Meat & Fish Markets	C	P	C		
551	New & Used Car Dealers		P			
553	Auto & Home Supply Stores		P	P		
554	Gasoline Service Stations	C	P	P		
555	Boat Dealers		P			
556	Recreational Vehicle Dealers		P			
557	Motorcycle Dealers		P			
559	Automotive Dealers, NEC		P			
56	Apparel & Accessory Stores	P	P	P	P	
57	Furniture & Home Furnishings Stores		P	P	P	
58	Eating & Drinking Places	P	P	P	P	P
58A	Fast Food Restaurants with Drive-Thru Windows and Espresso Stands		P <u>2</u>			
591	Drug Stores & Proprietary Stores	P	P	P	P	

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
592	Liquor Stores	P	P	P		
593	Used Merchandise Stores		P	P		
594	Misc. Shopping Goods Stores	P	P	P	P	
596	Nonstore Retailers	P	P	P		
598	Fuel Dealers		P			
599	Retail Stores, NEC	P	P	P	P	

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Division H. Finance, Insurance, and Real Estate

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
60	Depository Institutions	P	P	P	P	
61	Nondepository Institutions	P	P	P	P	
62	Security & Commodity Brokers	P	P	P	P	
63	Insurance Carriers	P	P	P	P	
64	Insurance Agents, Brokers & Services	P	P	P	P	
65	Real Estate	P	P	P	P	
67	Holdings & Other Investment Offices	P	P	P	P	

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Division I. Services

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
701	Hotels & Motels	P	P	P	P	
72	Personal Services	P	P	P	P	
73	Business Services	P	P	P	P	
751	Automotive Rentals, No Drivers		P	P		
752	Automobile Parking	C	P	C	C	C
753	Automotive Repair Shops		P			
7542	Carwashes	P	P			
76	Miscellaneous Repair Services	C	P	C		
78	Motion Pictures		P			
784	Video Tape Rental	P	P	P	P	
7832	Motion Picture Theaters, No Drive-In		P	P		
79	Amusement & Recreation Services	C	P	P	C	C
801	Offices & Clinics of Doctors of Medicine	P	P	P	P	P
802	Offices & Clinics of Dentists	P	P	P	P	P
803	Offices of Clinics of Doctors of Osteopathy	P	P	P	P	P

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	DBDCBD 5	MBDCBD 6	CBD-7	SMU
804	Offices & Clinics of Other Health Practitioners	P	P	P	P	P
807	Medical and Dental Laboratories	P	P	P	P	P
808	Home Health Care Services	P	P	P	P	P
809	Misc. Health and Allied Services	P	P	P	P	P
81	Legal Services	P	P	P	P	
82	Educational Services	P	P	P	P	P
83	Social Services	P	P	C		
835	Child Day Care Services	P	P	P	P	P
84	Museums, Botanical, Zoological Gardens	P	P	P	P	P
86	Membership Organizations (up to 5,000 square feet of gross floor area)	P	P	P	P	P**
86	Membership Organizations (greater than 5,000 square feet of gross floor area)	C	C	C	C	C**
87	Engineering & Management Services	P	P	P	P	
88	Private Households	P				
89	Services, NEC	C	C	C	C	C

** Churches, religious institutions, and monasteries are permitted uses with the SMU zone.

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Division J. Public Administration

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBD CBD 4	DBD CBD 5	MBD CBD 6	CBD -7	SMU
91	Executive, Legislative & General	PC7	PC7	PC7	PC7	PC7
9221	Police Protection	P	P		P	
9224	Fire Protection	P	P		P	
93	Finance, Taxation & Monetary Policy	PC7	PC7	PC7	PC7	PC7
94	Administration of Human Resources	PC7	PC7	PC7	7	PC7
95	Environmental Quality & Housing	PC7	PC7	PC7	PC7	PC7
96	Administration of Economic Programs	PC7	PC7	PC7	PC7	PC7
97	National Security & International Affairs	C	C	C	€	C
99	Nonclassifiable Establishments	C	C	C	€	C

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Division K. Residential

(Not Listed in SIC Codes)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBD CBD 4	CBD 5 DBD	MBD CBD 6	CBD -7	SMU
	Single Family	P1				
	Multi Family (2-4 Units)	P2 P1				
	Multi Family (5+ Units)	P2 P1	P3 P1	P1	P2	
	Other Households		P3 P1			

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	CBD 5DBD	MBDCBD 6	CBD-7	SMU
	Other Residential					

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NOTES TO GENERALIZED LAND USES IN CBD ZONE: Land Use Code Category/Division

~~A~~ Agriculture, Forestry, and Fishing:

~~B~~ Mining:

~~C~~ Construction:

~~D-A~~ Manufacturing: Notes applicable to all manufacturing activities in CBD zones:

- 1 Manufacture of flammable, dangerous or explosive materials is excluded in CBD districts.
- 2 Office space is permitted only if accessory and subordinate to a manufacturing use in ~~CBD-5DBD~~. No more than twenty-five percent of the gross floor area of the structure shall be devoted to non-manufacturing uses.

~~E-B~~ Transportation & Public Utilities: Notes specific to those uses as notated in the chart:

- 1 Permitted only as a subordinate use to a permitted or conditional use.

~~F/GC/D~~ Wholesale & Retail Trade: Notes specific to those uses as notated in the chart:

- 1 Display and sales only; limited on-site inventory storage.
- 2 Drive-through as an accessory use to a pharmacy, bakery, café, or coffee shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront). ~~Permitted only as a subordinate use to commercial parking lots and garages.~~

~~H-E~~ Finance, Insurance, and Real Estate:

~~I&F/G~~ Services & Public Administration: Notes applicable to all Services and Public Administration uses in CBD districts:

- 1 Permitted only as a subordinate use to a permitted use.
- 2 Commercial lots and garages are those lots which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.
- 3 The location of any off-site parking facility must be approved by the enforcing officer and/or site plan review committee.

4 All types of commuter pooling facilities shall be regulated as a park-and-ride. A park-and-ride providing no more than twenty-five parking spaces, and utilizing the parking area of an existing use, shall be regulated as an accessory use. Any other park-and-ride requires a conditional use permit.

5 Excludes zoos.

6 Excludes drive-in theaters.

7 To reserve prime retail commercial buildings and sites for retail commercial use, government offices shall not be permitted in binding site plans, subdivisions or building complexes designed for commercial retail use unless the original design specifically included a mixed use concept anticipating such use. Provided, however, the city may consider government offices in commercial retail buildings and sites through a conditional use permit process if it can be demonstrated the use is complementary to adjacent commercial retail activity, enhances the retail environment and will develop strategies for the zone in which it is located. Provided further existing structures that have been used for government offices shall be considered to have been determined appropriate for such use under original approvals and will require only normal site plan review approval when new government tenants are proposed.

~~K-H Residential: Multifamily residential where permitted as a secondary use to listed commercial uses within this chapter. Residential uses shall be located above ground floor commercial and/or away from primary district frontages and high activity corners. Notes specific to those uses as notated in the chart:~~

~~1 Density and standards must comply with Chapter 16.15 LMC.~~

~~2 Density and standards must comply with Chapter 16.18 LMC.~~

~~3 Standards must comply with Chapter 16.18 LMC. Density will be limited only by maximum floor area permitted.~~

16.25.030 Similar or related uses.

A. Uses similar to, or related to, those listed in LMC 16.25.020 are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use is consistent with the intent of this chapter and compatible with the policies of the Lacey Comprehensive Land Use Plan. The officer and/or committee shall make the determination according to the characteristics of the operation of the proposed use and based upon the Standard Industrial Classification Manual and/or the North American Industry Classification System.

B. The criteria for such finding of similarity shall include but not be limited to the following:

1. The proposed use is appropriate in this area.
2. The development standards for a similar or related use can meet those of a permitted use.
3. The public need is served by the proposed use.

C. Any decision of the community and economic development department or the site plan review committee may be appealed in accordance with [Chapter 11.05 LMC](#)~~Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards.~~

16.25.040 Prohibited uses.

Uses other than those specifically identified or described in LMC [16.25.020](#) are prohibited; provided, however, that the enforcing officer and/or site plan review committee may consider uses similar to, or related to, those of LMC [16.25.020](#) upon a finding that a particular unlisted use is consistent with the general intent of Chapter [16.25](#) LMC and is compatible with other land uses.

16.25.050 Nonconforming uses.

Nonconforming uses shall be regulated by Chapter [16.93](#) LMC.

16.25.060 Dimensional requirements.

Area and dimensional requirements by land use district are identified in [Table 16T-07](#). Any specific exemptions or variations to the requirements in the chart are given in LMC [16.25.060\(A\)](#). All parcels and structures shall conform to these requirements. In addition to the requirements of [Table 16T-07](#), the following additional standards shall also apply:

A. *Upper-level setbacks.* An upper-level setback of ten to twenty feet from all street property lines shall be required for all buildings between forty and sixty feet in height and an additional upper level setback of ten to twenty feet for each additional forty-foot to sixty-foot interval shall be required.

Additional upper-level setbacks may be imposed at the discretion of the enforcing officer and/or site plan review committee to preserve significant views and vistas. An owner/developer may appeal such a decision to the hearings examiner following procedures and requirements specified in Chapter [11.07](#)~~16.84~~ LMC.

B. *Dimensional requirements in CBD Districts.* See [Table 16T-07](#).

C. *Maximum building heights.* See [Table 16T-08](#).

Table 16T-07 Dimensional Requirements in CBD and SMU Districts

Land Use District	Building Type	Building Setback ³			Minimum Lot Area	Minimum Lot Dimension	Maximum Building Coverage	Maximum Building Height
		Front ¹	Rear	Side				
CBD 4TBD	Nonresidential	0 ⁵ or 15'	25'	10'	10,000 sq.ft.	50' front	50%	refer to map for
	Residential	0	15'	10'	10,000 sq. ft	50' depth	75%	

Land Use District	Building Type	Building Setback ³			Minimum Lot Area	Minimum Lot Dimension	Maximum Building Coverage	Maximum Building Height
		Front ¹	Rear	Side				
	Parking *	15'	15'	10'	10,000 sq.ft	50' depth	50%	CBD heights
CBD-5 <u>DBD</u>	Nonresidential	0 ⁵ or 15'	15'	10'	10,000 sq.ft.	50' front	50%	
	Residential	0	15'	10'	10,000 sq. ft	50' depth	75%	
	Parking *	15'	15'	10'	10,000 sq.ft	50' depth	50%	
CBD-6 <u>MBD</u>	Nonresidential	0 ⁵ or 15'	15'	10'	10,000 sq.ft.	75' front	50%	
	Residential ⁴	0 ⁵ or 25'	15'	10'	10,000 sq.ft. acre	75' front	75%	
	Parking *	15'	15'	10'	10,000 sq.ft.	50' depth	50%	
CBD-7	Nonresidential	0⁵ or 15'	15'	10'	10,000 sq.ft.	75' front	50%	
	Residential⁴	0⁵ or 25'	15'	10'	10,000 sq.ft.	75' front	75%	
	Parking *	15'	15'	10'	10,000 sq.ft.	50' depth	50%	
SMU	Nonresidential	02	15'	10'	10,000 sq.ft.	75' front	50%	
	Residential	02	15'	10'	10,000 sq.ft.	75' front	75%	
	Parking	02	15'	10'	10,000 sq.ft.	50' depth	50%	

NOTES: DIMENSIONAL REQUIREMENTS IN CBD AND SMU DISTRICTS:

1 Setback measured from the property side edge of the sidewalk. To accommodate 0' setback landscaping requirements for planter strips, sidewalks may be located out of right-of-way, in which case an unrestricted easement for sidewalk shall be granted to the City.

2 The 0' front yard setback is a minimum. However, regardless of the setback used, no parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to

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the building. Additionally, all of the requirements of LMC [16.25.090\(O\)](#) shall be satisfied if the setback used is less than 15'.

3 Minimum setbacks are subject to required landscape development (see LMC [16.25.100](#)). See LMC [16.25.060\(A\)](#) for additional height setbacks. Where 0 lot line front yard setbacks are utilized, required landscaping shall be provided in a planter strip area between the street and sidewalk.)

4 Hotels and motels shall be considered as residential structures.

5 A 0' front yard setback is optional if a proposal meets all of the requirements of LMC [16.25.090\(O\)](#). Parking and vehicle access lane is required to be located to the side or behind structures when 0' front yard setback is applied.

* Parking and vehicle access lane is required to be located to the side or behind structures when 0' front yard setback is applied.

16.25.070 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the enforcing officer and/or site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

Failure of the enforcing officer and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of the Lacey Municipal Code.

B. An environmental determination shall be made by the responsible official in accordance with the procedures contained in Chapter [14.24](#) LMC.

16.25.090 Pedestrian circulation requirements.

A. It shall be the responsibility of the property owner/developer to provide a safe and convenient pedestrian circulation linkage system as described in this section and meeting the pedestrian circulation requirements set forth in LMC [14.23.086](#).

B. The pedestrian linkage system is a network including the major pedestrian corridor, landscaped walkways and perimeter sidewalks. It is established to provide safe pedestrian routes; enhance the appearance of buildings and their settings; provide a unified design element to offset varying architectural styles; and to soften the appearance of parking lots and service storage areas.

C. When zero-foot setbacks are utilized, landscaping requirements for planter strips may require sidewalks to be located outside of the normal right-of-way. In such cases, an unrestricted easement across sidewalks shall be granted to the city.

D. To maximize a pedestrian-friendly environment by providing an adequate separation between pedestrians and automobile traffic, development of a planter strip with street trees and grass between

the curb and sidewalk shall be a primary goal and shall be required unless specifically stated otherwise below.

E. In cases where a sidewalk exists adjacent to the curb, the sidewalk must be moved back to accommodate a new planter strip; provided, that improvements to the property necessitating site plan review and requiring conformance with this title exceed twenty-five percent of the fair market value of existing improvements at the site and the site has one hundred feet or more of lineal feet of frontage. In cases where only minor improvements to a project site are requested that do not exceed twenty-five percent of the fair market value of existing improvements at the site or the site has less than one hundred feet of frontage, the requirement for moving the sidewalk shall not be mandatory; provided, however, that in consideration of the twenty-five percent threshold all improvements at the site since the effective date of this provision shall be included in calculating the total value. The twenty-five percent value shall be determined using the valuation procedures provided for in Chapter [14.04](#) LMC adopting the building code for proposed improvements and assessor's office values for current structures.

F. Where adjacent properties do not have a planter strip and the sidewalk abuts the street, the new sidewalk shall be meandered to interconnect with the existing sidewalk and will provide the required planter strip for the project's street frontage.

G. In cases where provision of a planter strip would necessitate removal or moving of a building, provision of a planter strip shall not be required unless the site is to be redeveloped and the building removed and reconstructed as part of the proposal.

H. In cases where parking must be removed to provide the planter strip and landscaping, this shall be required, provided it leaves the site with at least seventy-five percent of the number of parking stalls required by the city zoning code or parking can be obtained on an adjacent site.

I. In cases where a minimum six-and-one-half-foot planter strip area cannot be provided because of limitations discussed above, options for different dimensions of the planter area discussed below under subsection [R](#) of this section, street tree planting requirements, may be used if approved by the department of community and economic development. Minimum planter strip requirements may not be reduced when a zero-foot front setback is proposed. Where the zero-foot front yard setback is proposed, the front of the building shall have a main pedestrian entrance. Permeable paving sidewalks are required where planter strips are not installed, if feasible.

J. Because of identified financial impacts of requirements to move existing sidewalks, the city of Lacey shall establish a local grant program for very small businesses that would otherwise not be able to afford to move the sidewalk. Very small businesses shall be defined as those businesses with less than four employees. The grant program shall provide that the city will share up to fifty percent of the costs of landscaping and sidewalk improvements. The grant may be in the form of cash, city labor, city services or other real contribution resulting in cost reduction to the recipient. The director of community and economic development is authorized to develop administrative policies and procedures in carrying out the intent and requirements of this section.

K. Where a linkage system exists or is required outside of a public right-of-way, an easement to the city of Lacey shall be required to provide continuity of public access to adjoining properties.

L. A structure may extend into or over a required linkage system or walkway only when:

1. The encroachment is integrated into the linkage system by providing a covered walkway, arcade, marquee, etc. or it otherwise complements pedestrian activities; and
2. The required width of the linkage system is maintained or when compensation is provided at another location.

M. Where a linkage system adjoins a public street, the system's width shall be measured from the edge of the existing or proposed curb.

N. Construction standards shall be as specified in this chapter, [Title 11, and the Public Works Standards, and the City of Lacey Development Guidelines and Public Works Standards.](#)

O. A pedestrian-oriented facility may utilize a zero-foot front yard setback if it meets all of the following criteria:

1. Use is pedestrian-oriented as determined by the director of community and economic development or designee;
2. Facade has pedestrian-friendly features, such as awnings, main entrances, and pedestrian scale;
3. Pedestrian entrance is direct to building with no parking or vehicle access lane between sidewalk and the main pedestrian entrance to the building.

P. Each segment of walkways, perimeter sidewalks and landscaping shall be maintained by the property owner, unless a special assessment district is duly established for the specific purpose of maintaining a portion of or all such pedestrian linkage and landscaping improvements. The city shall maintain the intersections of all public streets adjoining any portion of the pedestrian linkage system.

Q. A plot plan of all proposed pedestrian linkage improvements identifying all dimensions and pedestrian features shall be submitted along with the site plan for review to the city.

R. The property owner shall install street trees, in addition to any other landscaping requirements, in accordance with the [City of Lacey Development Guidelines and Public Works Standards.](#)

A street tree planting area may also include decorative paving, other plant materials and street furniture as required by LMC [14.23.086](#).

S. Outdoor exhibits, displays, sales, service of food or drinks, or other activities may be conducted in pedestrian open space and linkage systems, including plazas, whether or not such facilities or activities are customarily accessory to the adjacent principal use; provided, free pedestrian movement through the area without unreasonable interruption by such facilities or activities is available; and provided, said activities comply with the city's regulations for street merchants. Areas, activities and facilities so

approved may be used for regular, intermittent, or temporary special events without further permitting under these zoning regulations, but shall not be exempted hereby from requirements for other permits.

16.25.100 Landscaping requirements.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.25.110 Off-street parking.

A. The provisions of Chapter [16.72](#) LMC, except as they conflict with LMC [16.25.110](#), apply to development in the CBD land use districts.

B. The site plan review committee shall review and approve, approve with conditions or deny a proposal for a parking structure through the site plan review process in Chapter [11.0716.84](#) LMC. The site plan review committee may approve the parking structure only if:

1. *General.*

- a. Driveway openings are limited and the number of access lanes in each opening are minimized.
- b. Ground level screening of parked vehicles by landscaping, or by a wall or other screening, is provided if pedestrian-oriented frontage is not developed at the ground level.
- c. The dimension of the parking structure abutting pedestrian areas is minimized, except where pedestrian-oriented frontage is provided.
- d. Whenever practicable, pedestrian-oriented uses are provided for at the street frontage.
- e. A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above grade levels of the parking structure.
- f. A safe pedestrian linkage system between the parking structure and the principal use exists.
- g. The upper surface of underground parking structures shall not exceed a height of three and one-half feet above the average grade of the abutting public sidewalk and no parking shall be permitted on top of that portion of an underground parking structure which is above the established grade.

2. *Requirements of specific locations.* In addition to the requirements of LMC [16.72.030\(D\)\(3\)\(a\)](#), pedestrian-oriented frontage is required at ground level of a parking structure along any street in a CBD land use district if the parking garage is located at the zero front setback line and/or at the zero side setback line of a corner lot.

C. Parking areas or garages shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles should not cross pedestrian linkages in CBD land use districts.

D. An owner/developer may elect to provide off-street parking by entering a voluntary agreement with the city to pay a fee-in-lieu of constructing or otherwise causing the provision of off-street parking facilities as provided for in LMC [16.25.110\(A\)](#) and Chapter [16.72](#) LMC. Such contributions shall be at a

rate as determined by the city engineer, adjusted annually by a construction cost price index. All contributions shall be deposited in a "downtown parking reserve fund." The fund shall be administered by the city and proceeds shall be used to further the objective of expanding the supply of off-street parking spaces and facilities.

Priorities for construction of parking facilities shall be identified in a comprehensive parking plan and capital improvements program approved by the city council. The plan shall take into consideration the amount of available off-street parking within an area, the need for concentration of public parking facilities to prevent proliferation of private parking lots alternating with buildings, the visual and traffic impacts of parking areas or garages and the degree to which the parking areas or structures will encourage pedestrian circulation.

All moneys voluntarily contributed by an owner/developer shall be spent or loaned by the city within twenty years on public parking areas or structures within the same CBD land use district from which the contribution originated.

16.25.120 Design Review.

All applicable requirements of Chapter [14.23](#) LMC shall be satisfied.

16.25.130 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.25.140 Woodland Creek protection.

All developments and uses proposed for lands bordering Woodland Creek in sub-areas 6 and 7 shall be required to maintain a two-hundred-foot in depth natural buffer from the ordinary high water mark on both sides of the creek. Within this buffer area, no development or use shall be permitted except for natural open spaces, trails, passive recreational activities, streets and utility services. Stormwater runoff directed to Woodland Creek shall be pretreated to mitigate water quality impacts as approved by the city.

Chapter 16.27 GENERAL COMMERCIAL DISTRICT

16.27.010 Intent.

It is the intent of this chapter to:

- A. Permit, in designated areas, commercial uses and activities which depend more heavily on convenient vehicular access than pedestrian access, and which do not require locations in other commercial districts, or which may be inappropriate in other commercial districts;
- B. Limit location of general commercial areas to sites having safe and efficient access to major transportation routes;
- C. Identify the types of commercial uses appropriate or acceptable in the general commercial district;
- D. Provide development standards to enhance the efficient operation of these districts, and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics.

16.27.020 Permitted uses.

A. Specific types of uses permitted in this district are those commercial activities which are more dependent on direct vehicular access than the activities permitted in other districts, including the following:

- 1. Retail and commercial establishments such as:
 - a. Food stores and drug (variety) stores;
 - b. Building, hardware, and garden materials;
 - c. Auto supply stores;
 - d. Gasoline service stations;
 - e. Liquor stores;
 - f. Used good retail stores;
 - g. Sporting goods and related stores;
 - h. Books and stationery, video, and art supply stores;
 - i. Hobby, toy and game shops;
 - j. Photographic and electronics stores;
 - k. Fabric stores;
 - l. Florists;
 - m. Pet shops;

- n. Bulk retail stores;
- o. Personal services;
- p. Professional and business services;
- q. Banks and financial offices;
- r. Greenhouses and garden materials;
- s. Other similar retail, professional and business uses as approved by the site plan review committee;
- 2. Sales and/or servicing of:
 - a. Appliances and home furnishings;
 - b. Automotive equipment;
 - c. Boats and marine equipment;
 - d. Building contractors, including plumbing, electrical, etc.;
 - e. Campers, manufactured homes and trailers;
 - f. Car washes and service stations;
 - g. Farm equipment and supplies;
 - h. Lumber yards and hardware;
 - i. Laundry and dry cleaning, both commercial and self-service;
- 3. Eating and drinking places, including drive-ins;
- 4. Commercial recreation, such as:
 - a. Personal amusement or recreation establishments such as those featuring mechanical or electronic games, games of skill such as billiards, bowling, table tennis, and the like; and
 - b. Drive-in theaters;
- 5. Recycling centers for the collection and temporary storage of materials; provided, that the storage and collection operation is conducted within an enclosed building having a maximum gross floor area of four thousand square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee;
- 6. Child day care centers as provided in Chapter [16.65](#) LMC;
- 7. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.
- B. Similar or related uses permitted as follows:
 - 1. Distributive business establishments such as wholesaling and warehousing, including for example:

- a. Mail order warehouses;
 - b. Automotive parts wholesalers;
 - c. Hotels and motels; and
2. Other, unlisted, similar or related uses, and criteria for determination of similarity or relatedness, as follows:
- a. Uses similar to, or related to, those listed in subsection [A](#) of this section are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan.
 - b. The criteria for such finding of similarity shall include but not be limited to the following:
 - (1) That the proposed use is appropriate in this district;
 - (2) That the development standards for permitted uses can be met by the proposed use;
 - (3) That the public need is served by the proposed use.
- C. Conditional uses may be permitted as provided for in Chapter [11.0916-66](#) LMC.

As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent retail uses, enhances the retail environment and will not adversely impact the city's economic development strategies for the zone.

D. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).

16.27.030 Prohibited uses.

Uses other than those identified or described in LMC [16.27.020](#) are prohibited, including but not limited to:

- A. Auto wrecking yards including junk, scrap metal, and other material salvage operations with the exception of recycling centers as provided for in LMC [16.27.020](#);
- B. Storage of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in this district.

16.27.040 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. Failure of the enforcing officer to require such information shall not be construed as relieving the

operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. An environmental determination shall be made by the responsible official in accordance with the procedures contained in Chapter [11.0716-84](#) LMC.

16.27.050 Site area.

The minimum size of any parcel to be developed in this district shall be ten thousand square feet.

16.27.060 Building location.

Location of buildings or structures on site, if adjacent parcels are in same zoning district or in another commercial or light industrial district, shall be as follows:

- A. Setbacks from side property lines, fifteen feet;
- B. Setbacks from rear property lines, fifteen feet;
- C. Setbacks from front property lines fifteen feet.

Setbacks required by this section may be waived by the site plan review committee pursuant to the policies of this chapter.

16.27.070 Adjacent areas.

Parcels or lots which share a common boundary with properties in a residential or open space/ institutional district shall provide a fifteen foot strip for landscaping along said common boundary in accordance with LMC [16.80.030](#).

16.27.080 Repealed

Repealed by [Ord. 1130](#).

16.27.090 Repealed

Repealed by [Ord. 1496](#).

16.27.100 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.27.110 Height.

Maximum height of buildings shall be eighty feet. Provided however, that structures adjacent to residential zoned properties that exceed forty feet in height shall be setback from such residential properties a minimum of ten feet of setback for each ten feet of building height. Provided further building height may exceed eighty feet through a conditional use permit process. Conditional use permit approval shall be based upon adequate justification for exceeding the height including, but not limited to, compatibility with surrounding uses within the zone, the incorporation of unique architectural features, and mitigation of adverse environmental impacts.

16.27.120 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.27.130 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Exhibit G:

Chapter 16.36 NEIGHBORHOOD COMMERCIAL DISTRICT

16.36.010 Permitted uses.

A. The following uses are permitted in the Neighborhood Commercial zone provided the use meets the requirements of this chapter and the design review standards of Chapter 14.23 LMC:

1. Neighborhood Commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston County Health Department determines are appropriate to the sensitive area.

Residential Uses above ground floor commercial (consistent with LMC 14.23.080)
Ground Floor Multifamily Residential Uses (consistent with LMC 14.23.080) are permitted within Neighborhood Commercial Districts with a minimum of 15,000 square feet of commercial space.
• 20% of all residential units are required to meet affordable housing definitions as identified within RCW 36.70A.030(5).
o Units must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability.
• All residential uses within these districts shall comply with LMC 14.23.086; any exemption listed in LMC 14.23.086 shall not apply.
• Required commercial space of a district containing ground floor residential uses shall be constructed within the initial phase of any proposed project.
Live/work, home occupations (the “work” component in live/work is limited to those uses permitted within this district). The commercial component of live/work units may account for up to one-third of required ground floor commercial minimums necessary for ground floor multifamily residential uses.
Medical and health services
Community and civic facilities
Commercial uses, professional services, offices
Brewpub and public house (consistent with RCW 66.24.580)
Drive-through as an accessory use to a pharmacy, bakery, café, or coffee shop with indoor seating (not permitted between the street and building , or in locations where vehicles would impede pedestrian access to storefront). These uses are exempt from LMC 14.23.082(1)(4) .
Eating and drinking establishment (non-drive-through)
Grocery stores and supermarkets
Retail (retail uses are required to primarily conduct in- person , direct customer sales along the designated pedestrian street storefront)
Services (all activities must occur within buildings)
Rooftop Community Solar (as accessory to permitted use)
Gasoline fueling stations existing or vested on the effective date of the ordinance codified in this section. These existing uses are exempt from Chapter 16.93 LMC.

B. Uses similar to those listed above may be approved by the site plan review committee upon finding the use is consistent with the remaining sections of this chapter and the design standards of LMC 14.23.080, 14.23.082, 14.23.084, and 14.23.086.

16.36.015 Prohibited uses.

Uses other than those identified or described in LMC 16.36.010 are prohibited.

Stacking lanes and truck loading zones <u>adjacent</u> to residential uses
Outdoor storage or repair
Warehousing and mini-storage
Gasoline fueling stations

16.36.020 Environmental performance standards.

A. Compliance. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.

1. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. General Character. Developments in this district shall be characterized by small buildings that add visual interest and human scale through façade articulation, varied building materials, landscaping, covered walkways, art, and decorative elements. Additional defining characteristics include low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations.

1. Operating hours for businesses shall be limited to the hours between 6:00 a.m. and 11:00 p.m. The site plan review committee has the ability to establish an expanded or reduced range of hours of operation for any activity based on potential impacts to the surrounding neighborhood.

C. Location. Neighborhood commercial districts shall generally not be located within less than a one-half mile radius from commercial districts providing similar services or facilities.

16.36.030 Building scale.

The size of buildings shall be as follows:

A. Maximum gross floor area of an individual building for single commercial use, six thousand square feet;

1. Full-service grocery stores have a maximum building coverage of thirty thousand square feet provided they remain consistent with all other elements of this chapter.

2. Preschools have a maximum gross floor area of ten thousand square feet provided they remain consistent with all other elements of this chapter.

B. Maximum gross floor area of individual buildings for multi-commercial, seventeen thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.

C. Maximum gross floor area of individual buildings for multifamily uses, twenty-five thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.

D. Maximum gross floor area of individual buildings for mixed-uses (commercial and residential), forty thousand square feet; maximum individual building coverage of ten thousand square feet.

1. For districts greater than five acres, maximum gross floor area of individual buildings for multi-commercial and multifamily, thirty thousand square feet; maximum individual building coverage of ten thousand square feet.

2. For districts greater than five acres, maximum gross floor area of individual buildings, for mixed-uses (commercial and residential), sixty thousand square feet; maximum individual building coverage of fifteen thousand square feet.

E. Maximum total building coverage, fifty percent;

1. Fifteen Percent Bonus. Projects providing a shared pedestrian-oriented plaza of at least one hundred fifty square feet along a pedestrian walkway, at an intersection, corner, bus stop, or other key pedestrian area approved by the site plan review committee.

a. Such areas shall contain seating for at least six people, a trash and recycling receptacle, drinking fountain, bike rack, pedestrian scale lights, pavers or textured walkways, trees, and landscaping.

2. Maximum total building coverage may be increased by up to twenty-five percent proportional to the amount of required parking located on street, within the building, or below grade at a ratio of 2:1 consistent with the following table:

Table 16T-87.

Street/Below Grade Parking as Percentage of Required Parking:	<u>Building Coverage</u> Bonus:
10%	5%
20%	10%
30%	15%
40%	20%
50%	25%

F. Maximum Development Coverage. Maximum coverage by impervious surfaces eighty percent, unless increased to a maximum of ninety percent consistent with the elements of subsection (E) of this section.

1. Note: Bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may place further limitations on these allowances reducing the maximum development coverage possible on an individual site.

G. Maximum building height, three stories up to a maximum of forty feet;

1. Heights may be increased to a maximum of fifty-five feet, provided the total number of floors is limited to four stories and the top two floors are reserved for residential uses. Below grade parking facilities are excluded from this calculation.

2. Elevations above thirty-five feet will be stepped back at a ratio of one and one-half feet of stepback for every one foot of elevation when located along a property line shared with a residential use.

3. Ground floor commercial and live/work uses must have a minimum height of fifteen feet to accommodate proposed and future commercial uses in the following instances:

a. All corner commercial building units.

b. For all district sizes: the first five thousand square feet of commercial space.

c. For districts greater than two acres: the first ten thousand square feet of commercial space.

d. For districts greater than four acres: the first fifteen thousand square feet of commercial space.

4. All rooftop patios and gathering spaces, utility boxes, antennas, and other rooftop fixtures shall be located away from the roofline in a way that reduces their visual impacts on adjacent residential uses.

5. Upper-story balconies facing existing single-family residential uses on buildings exceeding thirty-five feet shall be constructed with opaque sides a minimum of forty-two inches high.

H. Setbacks.

1. Front, maximum ten feet;

a. Setbacks may be increased to a maximum of fifteen feet to accommodate outdoor seating adjacent to eating establishments, a pedestrian-oriented plaza (subsection (E)(1) of this section), or for ground floor residential uses;

2. Rear, minimum fifteen feet;

3. Side, minimum ten feet.

a. Unless located on a corner lot with frontage on both adjoining streets, in which case, front yard setbacks and design standards shall apply.

16.36.040 Public right-of-way, frontage.

A. Relationship to Public Right-of-Way. Land classified in this district shall be located on an arterial or collector, preferably on a collector cross street.

B. Weather Protection. Located along commercial frontage and residential entrances.

1. Protected area: five feet minimum depth dimension.

2. Awnings on a given block shall be the same or similar height.

3. Canopies, awnings, marquees and arcades may project into the public right-of-way with approval of the site plan review committee.

C. Commercial Windows. Transparent ground floor windows must be provided between two feet and seven feet above the sidewalk along a minimum of sixty percent of the ground floor, total street-facing facade area.

1. Required window areas shall allow views between the building and the street.
2. Reflective, dark, highly tinted or textured glass (below seventy percent visible light transmission) is not permitted.
3. The site plan review committee has the ability to establish different window coverage requirements for full-service grocery stores.

D. Primary Commercial Entry Doors. Shall face street. At least one building entrance shall be directly connected to the primary or secondary street with sidewalks and walkways measuring a minimum of six feet wide.

E. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.

F. Ground floor residential units must be oriented towards a primary street, be elevated a minimum of two feet above primary street grade to increase residential privacy, and allow for primary driveway or vehicle approaches from the side or rear of the site or structure unless determined infeasible based on site characteristics by the site plan review committee.

G. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.

H. Consideration shall be given to load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.

I. Ingress and Egress. Access to a site which is a corner lot shall be limited to one driveway on each of the intersecting streets. Access to a site which is an interior lot shall be limited to one driveway unless the site plan review committee approves two driveways.

16.36.050 Parking.

A. The number of parking spaces required shall be in accordance with Chapter 16.72 LMC and Table 16T-13 (Neighborhood commercial shopping area).

B. Parking allocations for affordable residential units shall be consistent with RCW ~~36.70A.040~~35.21.994 -- Minimum residential parking requirements.

C. On-street parking can be provided to serve customers of commercial uses to help satisfy parking requirements provided street widths provide adequate room pursuant to city standards for on-street parking.

1. In all instances of on-street parking, curb extensions/bulb outs shall be used to improve sightlines and reduce crossing distances for pedestrians.

D. Parking spaces may be used for loading zones in this district, provided loading operations shall not obstruct driveways, sightlines, or direct pedestrian access to storefronts.

E. Off-street parking shall be provided to the rear or side of the structure. No parking shall be permitted between the building and the right-of-way.

F. All required bicycle parking shall be covered or sited in a way that provides weather protection.

16.36.060 Landscaping.

A. Requirements of Chapters 14.32 and 16.80 LMC shall be satisfied.

B. A fifteen-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.

C. Create common open spaces that are inviting to district patrons, residents, and the neighborhood in which it is located.

D. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee.

E. Minimum Tree Threshold. Multifamily lot standards consistent with Table 14T-18 shall apply to all portions of the district.

1. When evaluating sites with existing trees, site and project design shall be consistent with LMC 16.80.040, Preservation of significant trees.

16.36.070 Architectural compatibility and site design.

A. All requirements of Chapter 14.23 LMC for mixed use zones shall be satisfied. Specific attention will be given to how proposed uses align with the design standards of LMC 14.23.080, 14.23.082, 14.23.084, and 14.23.086. In the event of a conflict between this chapter and any other provision of any Lacey Municipal Code, the most restrictive section consistent with LMC 16.36.020(B) shall guide site plan review.

B. Corner Buildings. Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, public spaces, changes in building materials, atrium, or special roofline features with approval of the site plan review committee.

C. Site Continuity. When ground floor residential uses are included within a district, visual and physical continuity will be maintained. Residential and commercial uses will be integrated within a district without hard separations of use, physical barriers, or fencing intended to isolate or segment uses from the rest of the district.

D. Where applicable, ground floor residential uses will be located away from primary district corners and as a buffer between adjacent residential properties and commercial uses located within the district.

E. Development proposals contiguous to undeveloped parcels shall show conceptually how the adjacent property may be developed in relationship to the lot or parcel proposed for development. The plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

F. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, pedestrian walkways, and other areas of a site shall provide adequate light quality, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way. The site plan review committee may place additional requirements on outdoor lighting consistent with LMC 16.36.020(B)(1).

1. Light fixtures shall be of a pedestrian scale, provided lights within the interior of a parking lot may be at a greater height for security purposes. Facades shall be lit from the exterior, and, as a general rule, lights should be non-glaring and concealed through shielding, diffusion, or recessed behind architectural features.

16.36.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Chapter 16.37 HAWKS PRAIRIE BUSINESS DISTRICT¹

16.37.010 Intent.

It is the intent of this chapter to:

~~A. Implement the goals and policies of the Northeast Area Element of the Comprehensive Plan as they relate to the area designated Hawks Prairie Business District.~~

~~B.A.~~ Encourage development of an integrated, planned community where people will want to live and work, by permitting residential and compatible business uses to develop in close proximity to each other, with strong functional and aesthetic links, through the implementation of strict performance standards.

~~C.B.~~ Assure that development is site sensitive, user efficient, and furthers the mixed-use policies of the ~~Northeast Area Element of the~~ Comprehensive Plan.

~~D.C.~~ Assure that early development does not unnecessarily foreclose options for later projects and that new uses can be added without jeopardizing uses already established or planned.

~~E.D.~~ Encourage originality, flexibility, and innovation in site planning and development, including architecture, landscaping, and graphic design, as well as circulation and infrastructure systems.

~~F.E.~~ Assure that the natural and environmental characteristics and attributes of the district are preserved and enhanced.

~~G.F.~~ Encourage and facilitate the use of mass transit and other forms of transportation alternatives to the single occupancy vehicle.

~~H.G.~~ Provide for development consistent with the vision represented on the conceptual Hawks Prairie Business District site plans. This vision is of an area with distinctive character which includes such things as focal points at intersections and special site planning and building design considerations, all of which create a distinctive place to gather. The conceptual Hawks Prairie Business District site plans, Tables [16T-67](#) through [16T-70](#), are intended to serve as a guide in fulfilling the intent and provisions of the Hawks Prairie Business District.

~~I.H.~~ Preserve an adequate supply of commercial areas located to maximize future market potential and to ensure the city is able to provide services for the projected growth in the region.

16.37.020 Permitted uses ~~in the designated commercial area.~~

~~The following uses are permitted in that portion of the Hawks Prairie Business District designated as commercial area on Table [16T-67](#):~~

A. Commercial

- a. Apparel
- b. Automotive supplies
- c. Auto sales including new or used cars, campers, trailers, motorcycles and boats subject to the provisions of LMC [16.37.070\(K\)](#)
- d. Books and stationery
- e. Convenience stores and service stations designed for fueling no more than eight automobiles simultaneously and subject to the provisions of LMC [16.37.070\(H\)](#)

- f. Department stores
 - g. Drug stores and pharmacies
 - h. Fabric stores
 - i. Florists
 - j. Food stores
 - k. General merchandise
 - l. Gifts/specialty
 - m. Hobby/special interest
 - n. Home appliances/electronics
 - o. Home furnishings
 - p. Home improvement centers/garden supplies
 - q. Jewelry and cosmetics
 - r. Liquor
 - s. Medical and dental offices and clinics (within multi-tenant buildings)
 - t. Personal services
 - u. Professional services when provided as an integral part of a commercial center
 - v. Sporting goods and related stores.
- B. Hotels and motels.
- C. Convention centers and conference facilities.
- D. Eating and drinking establishments.
- a. Restaurants with drive through windows shall meet the provisions of LMC [16.37.070\(I\)](#).
- E. Cultural, entertainment and recreation
- a. Art galleries
 - b. Athletic facilities and health clubs
 - c. Bowling alleys
 - d. Cinemas
 - e. Libraries and museums.
- F. Day care facilities when provided as an integral part of a commercial center and in support of the other uses therein.
- G. Financial institutions
- a. Banks
 - b. Brokerages
 - c. Finance companies
 - d. Insurance and real estate offices
- ~~e. Such uses shall be allowed only when provided as an integral part of a commercial center and in support of the other uses therein.~~
- H. Residential subject to the provisions of LMC [16.37.070\(L\)](#).
- ~~I. Other similar and related uses consistent with the intent of the zone as determined by the site plan review committee.~~
- ~~J. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.~~

~~16.37.030 Permitted uses in the business/commercial area.~~

~~The following uses are permitted in that portion of the Hawks Prairie Business District designated as business/commercial area on Table 16T-67.~~

~~K. A. All uses listed under LMC 16.37.020.~~

~~L. B.~~ Public services

- a. Higher education facilities
- b. Vocational schools
- c. Local public services including charitable and service organizations, employment centers, fire stations, police stations and other local government offices.

~~M. J.~~ C. Mass transit

- a. Bus transfer facilities
- b. Park and ride lots, provided facilities are integrated into a commercial/mixed use site plan and parking facilities are shared with other uses.

~~N. K.~~ D. Offices and manufacturing

- a. Computer hardware and software development and assembly

~~b. Conference facilities~~

~~c. b.~~ Corporate/regional/administrative offices

~~d. c.~~ Day care facilities

~~e. d.~~ Electrical equipment research, development, and assembly

~~f. Financial institutions including banks, brokerages, finance companies, insurance and real estate offices~~

~~g. e.~~ High-tech industry

~~h. Medical offices and clinics~~

~~i. f.~~ Offices and manufacturing

~~j. g.~~ Photo and optical goods design and development

~~k. h.~~ Professional and business offices

~~l. i.~~ Scientific research and development

~~m. j.~~ Scientific, analytic or control instrument research and development.

~~O. E. Eating and drinking establishments~~

~~a. Restaurants with drive-through windows shall be subject to LMC 16.37.070(I).~~

~~b. k.~~ F. Warehouse and distribution activities, when developed in conjunction with a primary function such as business headquarters, research and design, marketing or retail sales and subject to the granting of a conditional use permit.

~~P. L.~~ G. Medical facilities.

~~Q. H. Residential subject to the provisions of LMC 16.37.070(L).~~

~~R. M.~~ I. Other similar and related uses in accordance with the intent of this chapter as determined by the site plan review committee.

~~S. N. J.~~ Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

16.37.040 Prohibited uses in all Hawks Prairie Business District areas.

~~The following types of uses are prohibited in the Hawks Prairie Business District.~~

A. Uses with physical and operational requirements generating substantial:

Truck traffic

Dust

Glare

Heat or vibration

Noise

Odors.

B. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the Hawks Prairie Business District, or will adversely impact the city's economic development strategies for this zone. These uses shall include, but are not limited to:

Activities entailing movement of heavy equipment on and off the site except during construction;

Auto or truck storage or repair as a primary use;

Cemeteries and crematoria;

Machine shops;

Motor freight terminals;

State, federal or public regional offices or facilities other than educational facilities as set forth in LMC [16.37.030](#);

Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills;

Standalone warehouse and distribution facilities.

16.37.050 Conditional uses.

Conditional uses consistent with the intent of the Hawks Prairie Business District and its permitted uses may be permitted as provided for in Chapter [11.0916-66](#) LMC.

16.37.060 Site requirements.

A. *Street setbacks.* Ten foot minimum setback for structures and parking lots in a development and any public street.

B. *Minimum lot size.* Lots must be of adequate size to accommodate the allowed uses within the zone and be consistent with the vision for the area. In no case shall new lots be created that are under three acres in size, unless divided simultaneously with a site plan review approval for development on the new parcel(s) under three acres being divided.

~~C. *Minimum development size.* No parcel less than ten acres in size shall be developed with business/commercial uses, except where contiguous to, or functionally part of, an already developed or planned business/commercial area.~~

16.37.070 Design standards.

A. *Relationship Between Buildings.* Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.

B. *Interior Circulation.* Development proposals shall include the following components:

1. Location and number of access points to the public streets.
2. Sidewalks that provide continuous pedestrian and bicycle access along public, state, or private access roads and to primary uses within the development.
3. General interior circulation.
4. Separation of pedestrian and vehicular traffic, via strategically located, clearly defined pedestrian corridors through parking lots and other means of clearly differentiating pedestrian areas from vehicle areas. The number and location of pedestrian corridors shall be determined by the city based on the size and scale of the development.
5. Arrangement of parking areas that are safe and convenient and do not detract from the design of proposed buildings and structures and the neighboring properties.

C. *Access.* Connection to arterials shall be made at city determined locations. Full access to arterials may be restricted by the city where necessary to facilitate efficient traffic circulation.

D. *Transit.* Buildings shall be located so as to encourage and facilitate the use of transit and other forms of transportation alternatives to the single occupancy vehicle.

E. *Signs.* The size, location, design, color, texture, lighting and materials of all signs shall not detract from the design of proposed buildings and structures and shall comply with Chapter [16.75](#) LMC.

F. *Parking.* All parking areas and structures shall comply with the standards of Chapter [16.72](#) LMC.

G. *Utilities.* All permanent utility lines, pipes and conduits shall be located below ground, and all other utility facilities, except fire hydrants, shall be landscaped and screened with sight-obscuring vegetation.

H. *Standards for Convenience Stores and Service Stations.*

1. Must be sized and designed to be compatible with the Hawks Prairie Business District zone.
2. Convenience stores and service stations shall not be permitted on any parcel adjacent to an intersection.
3. Special attention must be given to assure compliance with the standards for the area. The site plan review committee may require revisions to the proposed layout in order to achieve such consistency.
4. Maximum front building setback shall be fifteen feet.
5. Signs must be consistent with the sign regulations contained in Chapter [16.75](#) LMC.

6. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.

I. Standards for Restaurants with Drive-Through Windows.

1. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.
2. Drive-through lanes and parking areas may not be located between the building and any public street.
3. Restaurants with drive-through windows shall not be permitted on any parcel adjacent to an intersection.

J. Mixed Use Occupancies. Residential units and retail business or office uses shall be permitted within the same structure, subject to the following limitations:

1. The nonresidential uses must have vehicular access via a business street or arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Business/commercial uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
3. Business and residential portions of the building must be separated by a soundproofed concrete or wood floor, insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines, heating and air conditioning ducts, and similar devices not producing noise or vibration or requiring regular access.

K. Standards for Auto Sales.

1. A showroom building is required. Maximum front building setback shall be fifteen feet. Showroom windows and displays shall face the fronting street encompassing a minimum of sixty percent of the facade surface area.
2. Showroom building width shall be a minimum of forty percent of the width of the parcel fronting the street.
3. Outdoor vehicle display shall be located at the side or rear of the showroom building.
4. Service facilities shall be located to the rear of the showroom building with bay doors oriented to the rear of the building. Any separate service buildings shall be located internal to or at the rear of the site.
5. Fifteen feet of Type II landscaping is required on any right-of-way frontages not containing a showroom or other building.
6. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures in compliance with the Design Review Checklist for the Hawks Prairie Business District.

7. Any existing buildings modified for the purposes of auto sales shall meet the requirements of this chapter.

L. Standards for Residential.

1. Residential units shall be located in mixed use buildings that have the first floor dedicated to offices or other nonresidential uses. An exception may be granted by the community and economic development director for allowing ground floor residential under the following conditions:

a. As part of an approved master plan; provided, that the distance to a commercial or office building does not exceed one thousand feet.

b. The ground floor residential uses are directly connected by pedestrian amenities to commercial and/or office uses.

c. Buildings must be of an urban architectural style that is harmonious with and complementary to surrounding structures in compliance with the Design Review Checklist for the Hawks Prairie Business District.

d. Ground floor residential uses shall be limited to townhomes, row homes, live/work, and urban walk-up apartments and not occupy primary district frontages and high activity corners. No more than fifty percent of the total units shall be used for townhomes or row homes.

2. Maximum residential density shall be calculated at twenty units per acre. No more than ten percent of a parcel shall be used to calculate the number of units permitted on that parcel. However, this ten percent limitation shall not apply to parcels that measured less than twenty acres as of June 1, 2021.

M. *Design Review.* All development in the Hawks Prairie Business District shall be consistent with the appropriate provisions of Chapter [14.23](#) LMC.

16.37.080 Site plan requirements.

A. All developments in the Hawks Prairie Business District shall require site plan review and approval pursuant to Chapter [11.0716-84](#) LMC.

B. Development proposals contiguous to undeveloped parcels shall show conceptually how the adjacent property may be developed in relationship to the lot or parcel proposed for development. The plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

C. The site plan review committee may require changes in proposed development plans in order to ensure consistency with the vision and intent of the Hawks Prairie Business District as set forth in this chapter and Tables [16T-67](#) through [16T-70](#) and incorporated herein.

16.37.090 Landscaping requirements.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.37.100 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual. Systems designed for runoff retention and control shall be subject to review and approval by the city.

Stormwater generated on site shall not cause pollution to any surface or ground water so as to violate local, state or federal standards governing the quality of such waters.

16.37.110 Common open space.

A. There shall be set aside for common open space not less than ten percent of the total site acreage of each office, commercial or other such development. It is the intent of this district that open spaces shall be designed to be consolidated and contiguous in large commonly dedicated areas wherever possible. Open space shall be located and designed to be useable for the recreation and enjoyment of the patrons, employees, and residents of the Hawks Prairie Business District.

B. The common open space shall be planned as a contiguous area located for the maximum benefit of the area it was designed to serve, preserving and where possible enhancing natural features.

C. Acceptance of open space areas proposed to be dedicated to the city shall be at the city's discretion.

16.37.120 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with Chapter [16.57](#) LMC, environmental performance standards.

1 Chapter [16.37](#) LMC was repealed in its entirety by Ord. [1054](#) §1, 1997, and replaced by Ord. [1054](#) §2, 1997.

Chapter 16.39 LIGHT INDUSTRIAL/COMMERCIAL DISTRICT

16.39.010 Intent.

It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.
- B. Implement the policies of the Comprehensive Land Use Plan for light industrial/commercial areas in the Hawks Prairie Planning Area.
- C. Mandate that an essential consideration in review of development in the light industrial/commercial zone will be the overall impact to road infrastructure and the impact on the accommodation of other uses on the city road network. Particular attention must be paid to impacts that could discourage retail commercial development because of road capacity and level of service at key intersections.
- D. Prohibit uses which are not primarily conducted indoors, or involve hazardous materials, or truck terminals or cross dock facilities and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
- E. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial/commercial zoning district and surrounding zoning districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.
- F. Permit in the same areas such commercial uses as may be compatible with the industrial activities.
- G. Protect light industrial/commercial areas from other uses which may interfere with the purpose and efficient functioning of said areas.
- H. Protect living areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial/commercial areas.
- I. Provide criteria for the location and standards for the development of said areas.

16.39.020 Permitted uses.

- A. The uses allowed in this district are limited to those necessary for a healthy and vibrant employment zone that promote manufacturing job generation or commercial development and occupying a building with a footprint no larger than a total of two hundred thousand square feet in size. A use must meet the intent of the zone as stated in LMC [16.39.010](#) and be described in the following portions of this subsection in order to be permitted. Types of uses permitted in the light industrial/commercial district subject to satisfying the intent of the zone may include:

1. Light industrial activities involving the manufacture, repair, servicing or sale of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community. Such goods or products may include, but are not limited to:

- a. Mechanical, automotive, marine and contractors' or builders' equipment and supplies;
- b. Electrical and electronic equipment or products;

2. Light industrial activities involving the assembly of manufactured products and processing of materials. Such products may include, but are not limited to:

- a. Sheet metal, cans, cable;
- b. Cloth, paper;
- c. Commercial bakery goods;
- d. Cosmetics;
- e. Dairy products, and other agricultural commodity and processing, except slaughtering, and except where such activities generate nuisance characteristics likely to impact surrounding property;
- f. Scientific, medical and precision instruments and equipment;

3. Other uses:

- a. Warehousing and distribution facilities and storage of equipment, commodities and products;
- b. Laundry and dry cleaning plants;

~~c. Mineral extraction subject to Chapter [16.45](#) LMC;~~

~~d.~~ Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (e.g., plant cafeteria, recreation area);

~~e.~~ Mail carrier services that predominantly utilize smaller trucks, such as U.S. Mail facilities, United Parcel Service, Federal Express and other similar services;

~~f.~~ Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;

4. Existing buildings that have a footprint larger than two hundred thousand square feet shall be considered in compliance with this section based upon mitigation under previous approvals.

B. General commercial uses that are compatible with adjacent uses in this zone and sometimes considered heavier commercial uses that may not be compatible with uses in other zones including:

- 1. Building material sales, lumber yards, hardware and garden materials;
- 2. Auto supply stores;
- 3. Car washes and gas and service stations;

4. Automotive repair;
 5. Used good retail stores;
 6. Wholesale sales;
 7. General retail sales;
 8. Automobile sales;
 9. Servicing of equipment;
 10. Building contractors and staging for contracting business provided all equipment stored outside is effectively screened from adjacent properties and road right-of-way;
 11. Campers, trailers and manufactured home sales;
 12. Boat and marine equipment sales;
 13. Farm equipment supplies;
 14. Eating and drinking establishments;
 15. Commercial recreation;
 16. Recycling;
 17. Business, professional and personal services (e.g., banks, accounting services, barber shops);
 18. Motels;
 19. Taxidermy;
 20. Veterinary clinics (limited to small animals);
 21. General retail activity;
 22. Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises;
 23. Firefighters' sleeping quarters in fire houses.
- C. Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:
1. Uses similar to, or related to, or compatible with those listed or described in subsection [A](#) of this section are permitted upon a finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan.
 2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:

- a. The proposed use is appropriate in this area;
- b. The development standards for permitted uses can be met by the proposed use;
- c. The public need is served by the proposed use;
- d. The use meets expectations of the Comprehensive Land Use Plan, Transportation Plan, and Economic Development Element.

D. Conditional Uses Permitted: Conditional uses may be considered as provided for in Chapter [11.0916.66](#) LMC, provided all applicable standards necessary to mitigate identified impacts are satisfied.

1. For a conditional or special use to be approved it must be shown that the use would meet the goals of the Comprehensive Land Use Plan, the Transportation Plan, the Economic Development Element, and would promote higher job generation or other significant benefits to the Lacey community.
2. As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent light industrial or commercial uses, enhances the marketability of the light industrial/commercial zone and will not adversely impact the city's economic development strategies for the zone.

E. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).

16.39.030 Prohibited uses.

Uses other than those identified or described in LMC [16.39.020](#) are prohibited, including but not limited to:

- A. All buildings over two hundred thousand square feet in size except in accordance with the requirements of LMC [16.39.042](#).
- B. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or by-products which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards; or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.
- C. Examples of prohibited uses are:
 1. Animal slaughtering;
 2. Care and/or sale of livestock, poultry or similar animals;
 3. Storage, manufacture or sale of highly volatile or otherwise extremely hazardous substances or materials;

4. Any heavy industrial activity including truck terminals, cross dock facilities or any structure designed for similar type use.

16.39.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

16.39.041 Master SPR Requirement.

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of Chapter [11.07](#)~~16.84~~ LMC. The review shall consider requirements similar to the city land division standards in Chapter [15.12](#) LMC, landscaping requirements of Chapter [16.80](#) LMC and design review requirements of Chapter [14.23](#) LMC. The site plan review committee shall determine whether the standards referenced are appropriate for the project being reviewed.

16.39.042 Sites of forty acres or more.

Site plan review and binding site plan approval may be given for projects proposed to contain one building greater than two hundred thousand square feet but not more than five hundred thousand square feet; provided the following site and design standards are met:

- A. The site shall consist of a parcel or contiguous parcels totaling a minimum of forty acres.
- B. Existing buildings retained within a six-month, one-year or five-year zone of a wellhead protection area shall be transferred from septic systems to public sewers within twenty-four months after approval of the first building permit unless otherwise provided for by a development agreement.
- C. To reduce the displacement of existing small and medium sized businesses the applicant shall enter into a development agreement that identifies an area consisting of no less than five contiguous acres where the existing buildings would be initially retained until a later redevelopment phase of the project subject to the following standards:
 - 1. Future redevelopment within this area shall be designed to incorporate multiple buildings and/or one or more multi-tenant buildings to create spaces of varying size which are intended for a mix of small to medium size businesses.
 - 2. Where this redevelopment area abuts a major transportation corridor (e.g., Marvin Road), the redevelopment shall create a transition in building sizes that reduce the scale and intensity of adjacent

buildings greater than two hundred thousand square feet, and incorporate setbacks and landscaping along the frontage that is consistent with that corridor.

D. When uses identified in LMC [16.39.020\(A\)](#) will be adjacent to a residential zoned property (LD, MD or HD), or an open space institutional zoned property (OSI), the minimum yard setback between the residential or open space institutional zone shall be fifty feet and include a twenty-foot Type I landscaping buffer as defined in LMC [16.80.050\(B\)](#). Provided, however, that these uses are separated from a residential or open space institutional zone by commercial development, the required buffer shall be fifteen feet and include at least an eight-foot Type II landscaping buffer as defined in LMC [16.80.050\(B\)](#).

E. Truck bay doors and/or loading or unloading areas shall not face residential zoned property (LD, MD or HD), if within two hundred fifty feet of said zones, unless separated by the placement of a building without bay doors or landscape or other screening that reduces visual and noise impacts.

F. When adjacent to a residential zoned property (LD, MD or HD), a noise study shall be performed to demonstrate that the proposed use can comply with the maximum noise limits established by LMC [16.57.030](#) and Chapter [173-60](#) WAC.

G. Site design shall incorporate a mix of landscaping, berms, fencing, building setbacks, and/or other site design elements to establish internal transitions between light industrial and commercial uses within the master site plan which reduce visual and noise impacts created by truck movements, loading and unloading.

H. Truck access and circulation shall be designed to reduce or restrict the travel of truck traffic through residential areas. Such measures may include, but not be limited to, median controls, signage, driveway design, and internal circulation. All methods are subject to approval by the city of Lacey community development and public works departments.

I. New commercial and industrial buildings shall be consistent with the applicable city of Lacey design review standards found in LMC [14.23.082](#) for commercial buildings and LMC [14.23.083](#) for industrial buildings.

J. When a site is adjacent to a residential zone, the applicant shall hold a neighborhood meeting to provide information on the proposed development. Notice of the meeting shall be sent by mail to all property owners within three hundred feet, as well as to adjacent homeowners' associations or neighborhood groups within the radius.

16.39.050 Site requirements.

Minimum site requirements shall be as follows:

A. Lot area, ten thousand square feet.

B. Lot width, one hundred feet.

C. Side yard setback, fifteen feet unless the property abuts residentially zoned property, in which case the side yard setback shall be twenty-five feet.

D. Rear yard setback, fifteen feet unless the property abuts residentially zoned property, in which case the rear yard setback shall be twenty-five feet.

E. Front yard setback, fifteen feet.

16.39.060 Building allowance.

Maximum building allowance shall be as follows:

A. Development coverage, eighty percent of site;

B. Height:

Lot Area	Max. Bldg. Height
Less than 1 acre	35 feet
1 to 2 acres	45 feet
More than 2 acres	60 feet

C. Floor area, one square foot of floor area per foot of land area.

16.39.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.39.080 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.39.090 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.39.093 Design review.

All industrial and commercial buildings and uses shall comply with design review standards of Chapter [14.23](#) LMC. Design review shall promote the development of an attractive and functional light industrial site and contribute to the city's economic development by promoting healthy, vibrant and attractive industrial areas that will attract additional private investment.

Chapter 16.40 LIGHT INDUSTRIAL DISTRICT

16.40.010 Intent.

It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of light industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.
- B. Implement the policies of the Comprehensive Land Use Plan for light industrial areas in the Hawks Prairie Planning Area.
- C. Protect light industrial areas from other uses which may interfere with the purpose and efficient functioning of said areas.
- D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas.
- E. Provide criteria for the location and standards for the development of said areas.
- F. Prohibit uses which are not primarily conducted indoors, involve hazardous materials, or involve truck terminals or cross dock facilities where materials are unloaded from an incoming semi-trailer truck and loaded directly into outbound trucks with no storage in between and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
- G. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial and surrounding zone districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.
- H. Use design review to ensure that development is of a scale and look that is complementary to the rest of the zone and the surrounding area.
- I. Meet Lacey's goals for diversification of its industrial base and expansion of its employment base.

16.40.020 Permitted uses.

A. *Permitted Uses.* Uses allowed within this zone are limited to those necessary for a healthy and vibrant employment zone that promote manufacturing activity and job generation. A use must meet the intent of the zone as stated in LMC [16.40.010](#) to be permitted. Types of uses that may be permitted in the light industrial district, subject to satisfying the intent of the zone, may include:

1. Light industrial activities involving the manufacture, assembly, repair, servicing of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.

Such goods or products may include, but are not limited to:

- a. Mechanical, automotive, marine and contractors' or builders' equipment and supplies;
- b. Electrical and electronic equipment or products;
- 2. Light industrial activities involving the assembly of manufactured products and processing of materials.

Such products may include, but are not limited to:

- a. Sheet metal, cans, cable;
- b. Cloth, paper;
- c. Commercial bakery goods;
- d. Cosmetics;
- e. Dairy products, and other agricultural commodity and processing, except slaughtering, and except where such activities generate nuisance characteristics likely to impact surrounding properties;
- f. Scientific, medical and precision instruments and equipment;

3. *Other Uses.*

- a. Warehousing and distribution facilities and storage of equipment, commodities and products;
- b. Laundry and dry cleaning plants;

~~c. Mineral extraction subject to Chapter [16.45](#) LMC;~~

~~d.~~ Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises;

~~e.~~ Firemen's sleeping quarters in fire houses;

~~f.~~ Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;

4. Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (e.g., plant cafeteria, recreation area);

5. Mail carrier services that predominantly utilize smaller trucks, such as U.S. Mail facilities, United Parcel Service, Federal Express and other similar services;

6. Buildings in existence prior to January 1, 2010, that have a footprint larger than five hundred thousand square feet shall be considered in compliance with this section based upon mitigation under previous approvals.

B. *Similar Uses.* Similar or related uses permitted, and criteria for determination of similarity or relatedness as follows:

1. Uses similar to, or related to, or compatible with those listed or described in subsection [A](#) of this section are permitted upon a finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan;
2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use;
 - d. The use meets expectations of the Comprehensive Land Use Plan, Transportation Plan, and Economic Development Element.

C. Conditional Uses Permitted.

1. Conditional uses may be considered as provided for in Chapter ~~11.0916.66~~ LMC.
2. For a conditional use to be approved it shall be demonstrated that the use would meet the goals of the Comprehensive Land Use Plan, the Transportation Plan, the Economic Development Element, and would promote job generation or other significant benefits to the Lacey community.
3. As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent light industrial uses, enhances the marketability of the light industrial zone and will not adversely impact the city's economic development strategies for the zone.

D. On-Site Hazardous Waste Treatment and Storage Facilities as an Accessory Use. On-site hazardous waste treatment and storage facilities may be permitted as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).

16.40.030 Prohibited uses.

A. Uses other than those identified or described in LMC [16.40.020](#) are prohibited, including but not limited to all uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or by-products which, if uncontrolled, would contaminate the environment to a degree which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies.

B. Examples of prohibited uses are:

1. Animal slaughtering;
2. Care and/or sale of livestock, poultry or similar animals;

3. Storage, manufacturing or sale of highly volatile or otherwise extremely hazardous substances or materials;
4. Any heavy industrial activity including truck terminals, cross dock facilities or any structure designed for similar type use.

16.40.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. In addition, any outside storage must have sight-obscuring screening, such as native and drought tolerant vegetation, around the storage area. All stored materials shall not exceed the height of the screening.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

16.40.050 Site requirements.

Minimum site requirements shall be as follows:

- A. Lot area, twenty thousand square feet.
- B. Lot width, one hundred feet.
- C. Side yard setback, fifteen feet.
- D. Rear yard setback, twenty-five feet.
- E. Front yard setback, twenty feet.
- F. Buildings of more than two hundred thousand square feet shall meet the requirements of LMC [16.40.052](#).
- G. Wherever there are multiple buildings on the same lot, a minimum separation distance, meeting the requirements of LMC [14.23.083](#), shall be maintained between such buildings.
- H. When adjacent to a residential zoned property (LD, MD, or HD), or an open space institutional zoned property (OSI), the minimum yard setback adjacent to the residential or open space institutional zone shall be fifty feet.
- I. Truck bay doors and/or loading or unloading areas shall not face residential zoned property (LD, MD or HD), if within two hundred fifty feet of said zones, unless separated by the placement of a building without bay doors and/or loading or unloading areas facing the residential zone.

16.40.051 Master SPR requirement.

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of Chapter [11.0716.84](#) LMC. The review shall consider requirements similar to the city land division standards in Chapter [15.12](#) LMC, landscaping requirements of Chapter [16.80](#) LMC and design review requirements of LMC [14.23.083](#). The site plan review committee shall determine whether the standards referenced are appropriate for development of the project being reviewed.

16.40.052 Sites of forty acres or more.

Master site plan review and binding site plan approval may be given for projects proposed to contain buildings with a footprint of more than two hundred thousand square feet when the following site standards have been met:

- A. The site consists of a parcel or contiguous parcels totaling a minimum of forty acres.
- B. The master plan shall provide for a multiple-building complex consisting of three or more buildings.
- C. Truck access to the site shall be from a city of Lacey street. Methods to discourage and/or restrict truck traffic from traveling through residential areas shall be incorporated into the site design and/or project approval. Methods to restrict truck access may include, but are not limited to, median controls, signage, driveway design, and internal circulation. All methods are subject to approval by the city of Lacey community development and public works departments.
- D. When adjacent to a residential zone, a one-hundred-foot natural treed buffer tract shall be established meeting the city of Lacey tree tract standards established in LMC [14.32.064](#) and [14.32.065](#) at the time of building construction.
- E. Buildings shall be consistent with the city of Lacey industrial design review standards contained in LMC [14.23.083](#).
- F. Construction pads for buildings with a footprint greater than two hundred thousand square feet shall be limited to seventy-five percent of the buildable area of the site in order to provide a variety of building sizes throughout a multiple-building complex.
- G. When a site is adjacent to a residential zone, the applicant shall be encouraged to meet with the adjacent homeowners' association or neighborhood group to provide project and contact information to the residents.

16.40.060 Building allowance.

Maximum building allowance shall be as follows:

- A. Development coverage, seventy percent of site;
- B. Maximum building coverage, forty percent.

16.40.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.40.080 Landscaping.

A. All applicable requirements of Chapter [16.80](#) LMC shall be satisfied.

B. *Adjacent Areas.* Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall be required to landscape the rear 35 feet of the required setback area.

The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting. The landscaping plan shall provide a mix of vegetative species that at maturity will provide an effective height, canopy and buffer between the two different land uses. Requirements of LMC [16.80.050\(B\)](#) for a type one landscaping shall be satisfied.

16.40.085 Refuse.

A. Refuse container screening shall be required and be native and drought tolerant landscaping or material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

B. No refuse container shall be permitted between a street and the front of a building.

C. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

16.40.090 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. Where wetlands are adjacent to the site, low impact development techniques and drainage strategies shall be considered.

16.40.093 Design review.

All industrial buildings and uses shall comply with applicable design review standards of LMC Title [14](#). Design review should promote the development of an attractive and functional light industrial site, and contribute to the city's economic development by promoting healthy, vibrant and attractive industrial areas that will attract additional private investment.

Chapter 16.41 COMMUNITY OFFICE DISTRICT

16.41.010 Intent.

It is the intent of this chapter to:

- A. Provide an environment conducive to a broad range of office uses including administrative facilities, research institutions, professional offices, and medical offices;
- B. Provide the opportunity for specialized manufacturing operations, subject to appropriate controls, to protect nearby land uses;
- C. Allow for a broad range of complementary uses including multifamily residential, limited retail uses, and commercial recreation uses;
- D. Retail uses in this zone shall be limited because of the community office district's proximity to zoning districts that provide retail services;
- E. Provide development standards to enhance the compatibility of the district adjacent to commercial or residential areas.

16.41.020 Permitted uses.

- A. Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber;
- B. Printing, publishing and book binding;
- C. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;
- D. Scientific research, testing and experimental development laboratories;
- E. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, or charitable institutions;
- F. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use. Such warehousing and distribution facilities shall meet the definition of accessory use in LMC [16.06.070](#);
- G. *Professional Services.* The following professional service uses are allowed:
 - 1. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;
 - 2. Professional offices offering direct business or professional services to consumer/clients, including but not limited to: real estate and security agents and brokers, accountants, attorneys, engineers, planners, architects, financial planners, travel agencies, etc.;

H. Daycare centers;

I. Indoor commercial recreation facilities such as indoor soccer, ice skating, playgrounds, athletic clubs, and gymnasiums; provided, that any use exceeding ten thousand square feet requires approval of a conditional use permit as provided in Chapter [11.0916-66](#) LMC;

J. Retail uses are permitted only on the ground floor of multistory buildings where the upper floors are used for office and/or residential uses;

K. Long-term residential care facilities for elderly individuals including assisted living facilities, memory care, continuing care retirement communities, and skilled nursing facilities;

L. Multifamily residential as a secondary use to other listed commercial uses within this chapter subject to the standards of Chapter [16.18](#) LMC, High Density Residential District, and generally located above ground floor commercial and/or away from primary frontage and activity corners of parcel;

~~M. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;~~

~~MM.~~ Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:

1. Uses similar to, or related to, or compatible with those listed or described in this section are permitted upon a finding by the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey Comprehensive Plan;
2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use;

~~ON.~~ Conditional uses may be permitted as provided for in Chapter [11.0916-66](#) LMC.

The city may consider administrative offices of governmental institutions as a conditional use. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent uses, enhances the marketability of the community office zone and will not adversely impact the city's economic development strategies for the zone.

16.41.030 Prohibited uses.

Uses other than those identified or described in LMC [16.41.020](#) are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards;

or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.

B. Examples of prohibited uses are:

1. Uses which would generate extensive heavy truck traffic;
2. Warehouse/distribution facilities meeting the definition of primary use under LMC [16.06.660](#);
3. Gasoline outlets.

16.41.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to make adequate provision for the transportation, use, storage, containment and disposal of all chemicals and materials used on the site. A complete list of all chemicals to be used or stored on the property shall be provided at the time of application. All storage handling methods shall conform to the hazardous material laws administered by the Washington Department of Ecology. Consideration shall be given to protect surface and ground water quality.

The operator and/or proprietor shall provide such reasonable evidence and technical data as the enforcing officer or the site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

All applications shall be submitted to and reviewed by the city for compliance with good sanitary practice, appropriate aquifer protection, and hazardous waste management planning.

Failure of the enforcing officer or site plan review committee to require such information shall not be construed as relieving the operator and/or proprietor from compliance with the environmental performance standards of this title.

16.41.050 Site requirements.

Minimum requirements shall be as follows:

A. *Minimum Lot Size.* The lot size shall be sufficient to accommodate the use(s) and requirements of the ~~Lacey Municipal Code and Development Guidelines and~~ Public Works Standards;

B. *Setbacks.*

1. *Front Yard.* The front yard shall be a minimum of fifteen feet.
2. *Yard Area on Flanking Street or Corner Lot.* The yard area on a corner lot shall be the same as the front yard under subsection [\(B\)\(1\)](#) of this section.
3. *Side Yards.* The side yards shall be a minimum of fifteen feet.
4. *Rear Yards.* The rear yards shall be a minimum of fifteen feet.

5. Setbacks required by this section may be waived by the site plan review committee pursuant to the policies of this chapter.

C. *Transitional Buffer.* When adjacent to residential zones (LD, MD, or HD) and where parking areas, truck bay doors and or loading or unloading areas face the residential use, a yard of not less than fifty feet shall be provided. Where placement of a building without bay doors and/or loading or unloading areas face the residential zone, standard yard requirements apply; provided, that the requirements of LMC [16.80.050\(B\)](#) are met for Type 1 landscaping.

D. *Height Limitation.* Building heights are limited to sixty feet.

16.41.060 Off-street parking and loading.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.41.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.41.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Chapter 16.43 PLANNED INDUSTRIAL PARK DEVELOPMENTS (OVERLAY)

16.43.010 Intent.

It is the intent of this chapter to:

- A. Encourage imaginative design by permitting greater flexibility in zoning requirements than is generally permitted by other chapters of this title;
- B. Preserve or create environmental amenities superior to those generally found in conventional developments;
- C. To encourage comprehensive planning of large industrial sites in order to create a park-like environment;
- D. Preserve to the greatest possible extent the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;
- E. To establish development standards which provide compatibility with surrounding residential, commercial or other developments and offer protection from industrial blight;
- F. Provide for maximum efficiency in the layout of streets, utility networks, open space, landscaping requirements and other public improvements;
- G. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter.

16.43.020 Where permitted.

Planned industrial park developments may be permitted in the following land use districts consistent with the development standards in LMC [16.43.050](#):

- A. Light industrial/commercial;
- B. Light industrial.

16.43.030 Permitted uses.

Subject to the provisions of this title, the following uses are permitted in planned industrial developments:

- A. All uses permitted as a matter of right in the underlying district;
- B. Industrial-related commercial/office uses.

16.43.040 Relationship to other ordinance provisions.

- A. *Zoning Requirements.* The provisions of the zoning ordinance pertaining to land use of the underlying zoning district shall govern the use of land in a planned industrial development.

The specific setback, lot size, height limits, lot coverage and other dimensional requirements are waived, and the regulations for PIDs shall be those indicated in LMC [16.43.050](#).

B. *Platting Requirements.* A PID shall be exempt from the specific design requirements of the subdivision ordinance, except that when any parcel of land in a PID is intended for individual ownership, sale or public dedication, the platting and procedural requirements of the subdivision ordinance and applicable state laws pertaining to the subdivision and conveyancing of land and the preparation of maps shall be followed.

C. *Review Process.* Preliminary applications for PID shall be reviewed pursuant to the quasi-judicial procedures contained in [11.04.050 LMC-Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards](#).

16.43.050 Development standards.

Site development plans shall conform with the following standards:

A. *Relationship of PID Site to Adjacent Areas.* The design of a PID shall take into account the relationship of the site to the surrounding areas. The perimeter of the PID shall be so designed as to minimize undesirable impact of the PID on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PID.

B. *Site Acreage.* The minimum site for a planned industrial development shall be ten acres.

C. *Lot Size.* The minimum lot size provisions of other chapters of the zoning title are waived in a planned industrial development.

D. *Setback and Side Yard Requirements.* Setbacks from the exterior boundary line of the PID area shall be comparable to or compatible with those of existing development of adjacent properties or, if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the projections of the Comprehensive Plan. In no event shall such setback be less than fifteen feet.

E. *Off-Street Parking.* Off-street parking shall be provided in a PID in the same ratios for types of buildings and uses as required for the underlying zoning district and as described in Chapter [16.72](#) LMC.

F. *Height Limits.* Height limits will be imposed if necessary to prevent detrimental effects upon the surrounding properties.

G. *Transportation Terminals.* Transportation terminals shall not be located within one thousand feet of any residential district, and any newly constructed roads or drives accessing terminal areas shall not be located within five hundred feet of any residential district.

H. *Landscaping.*

1. *Yard Setback Landscaping.* All exterior minimum yard setback areas shall be landscaped with suitable ground cover and deciduous trees or conifers, not to be less than:

- a. Front yard, fifteen feet,
- b. Side yard(s), five feet,
- c. Rear yard, five feet.

The sum total of the site shall have no less than twenty percent landscaping. Landscaping must be included within the interior of the lot. Suitable ground cover may include native vegetation, grass, or bark mulch. Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements. All deciduous trees shall have a minimum of one-and-one-half-inch caliper measured six inches above existing grade and all conifers shall be six to eight feet tall at time of planting.

2. *Adjacent Areas.* Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall, in lieu of the exterior boundary setback required in subsection [D](#) of this section, provide a twenty-five foot strip for landscaping along said common boundary.

The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting.

3. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.

4. *Refuse.*

a. Refuse container screening shall be required and be native and drought tolerant landscaping or material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

b. No refuse container shall be permitted between a street and the front of a building.

c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

5. *Plot Plan.* Plan Requirements. The site plan shall be accurately drawn, using an appropriate engineering or architect scale, and showing the following:

- a. Boundaries and dimensions of the site;
- b. Location and identification of all streets, alleys and easements on or abutting the site;
- c. Location and approximate dimension of all conforming structures within one hundred feet of the site on abutting properties;
- d. Proposed location and dimensions of all on-site buildings;
- e. Existing and proposed topography at a maximum of five-foot contours, or by an alternate method approved by the city;

- f. Proposed landscaping including location, species and size at time of planting;
- g. Existing vegetation in general and identifying all conifer and deciduous trees four inches and greater in diameter measured at twenty-four inches above grade level;
- h. Details of any proposed architectural barriers;
- i. Location of existing and proposed driveways and parking surfaces, curbs and sidewalks.

6. *Installation and Security Requirements.*

- a. Landscaping required pursuant to this chapter must be installed to the satisfaction of the enforcing officer, in accordance with the approved site plan, no later than three months after issuance of a certificate of occupancy for the project. The enforcing officer may extend the time limit for compliance up to six months after issuance of a certificate of occupancy when circumstances beyond the control of the applicant warrant an extension.
- b. The enforcing officer may require performance bonds or other appropriate security, including letters of credit and set aside letters, to ensure landscaping will be installed and maintained for one year, according to the approved plan and specifications.

7. *Maintenance and Enforcement.* All landscaped areas required by this code shall be planted according to accepted practice in good soil with a water source within seventy-five feet (except for self-sustaining natural-type growth commonly occurring in the vicinity of the development) and maintained with respect to pruning, trimming, watering or other requirements to create an attractive appearance and a healthy growing condition. Dead, diseased, stolen or vandalized plantings shall be replaced within three months. Property owners shall keep the planting area reasonably free of weeds and trash. Lack of maintenance shall constitute a violation of this code. The enforcing officer shall have the authority to enforce the standards set forth in this chapter and the conditions attached to all permits for development pursuant to application of this chapter, in accordance with the provisions of Chapter [16.102](#) LMC.

16.43.060 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. In addition, any outside storage must have sight-obscuring screening around the storage area. All stored materials shall not exceed the height of the screening.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

16.43.070 Preliminary review and approval--Application--Eligibility and procedure.

A. *Who May Apply.* Any owner or group of owners of property acting jointly, or a developer authorized to act as agent for an owner or group of owners, may submit an application for PID development.

B. *Review Procedure.*

1. Proposed projects on sites less than twenty acres shall be reviewed according to the full administrative review procedures contained in [11.04.040 LMC Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards](#) and in accordance with the development and performance standards of this chapter.

2. Proposed projects on sites of twenty acres or more shall obtain a conditional use permit according to the procedures contained in [11.04.050 Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards](#).

16.43.080 Preliminary review and approval--Application--Required documentation.

An application for PID development shall include the following:

A. Vicinity sketch showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks, and other prominent features;

B. A map or maps of the site at a scale not smaller than one hundred feet to the inch showing all the information required for a preliminary plat plus the following:

1. Site boundaries,
2. Streets bounding or abutting the site,
3. Proposed building including dimensions, setbacks, identification of types,
4. Location and dimensions of open spaces,
5. Existing and proposed contours including natural features,
6. Parking facilities, their design, size and capacity,
7. Circulation plan (vehicular and pedestrian) and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties,
8. Existing buildings and indication of future use or disposition,
9. Landscaping plan (as required in LMC [16.43.050\(l\)\(5\)](#)),
10. Typical front and side elevations and exterior architectural treatments of the proposed units,
11. Conceptual utility plan, including water, sewer, storm drainage and lighting;

C. In addition to the graphic materials, the developer shall submit a written statement providing the following information:

1. Program for development including estimated staging or timing of development,
2. Proposed ownership pattern upon completion of development,
3. Basic content of restrictive covenants,
4. Provisions to assure permanence and maintenance of common open space.

16.43.090 Final review and approval--Application--Filing time limitation.

An application for final review and approval shall be filed by the applicant within eighteen months of the date on which preliminary approval was given. An extension not exceeding six months may be granted according to the full administrative review procedures contained in [11.04.040Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards](#) for projects under ten net acres or, for projects over ten net acres, according to LMC [2.30.090](#). If application for final approval is not made within eighteen months or within the time for which an extension has been granted, the plan shall be considered abandoned and the development of the property shall be subject to the normal requirements and limitations of the underlying zone and the subdivision ordinance.

16.43.100 Final review and approval--Application--Partial PID area.

An application for final review and approval may be filed for part of a PID area for which preliminary approval has been granted by the site plan review committee or the city council. A final plan for a part of a PID shall provide the same proportion of open space and the same overall development coverage as the overall preliminary plan.

NOTE: Final approval of a PID development plan shall not be construed to be final plat approval. Plat approval is a separate action and shall be in compliance with state and local subdivision and platting regulations.

16.43.110 Final review and approval--Application--Required documentation.

The applicant shall submit at least seven copies of the final development plan of the proposed development to the community and economic development department for its review. The final development plan shall comply with the conditions imposed on the preliminary development plan. In addition, if the development is being subdivided, the data required of regular plats as required by the subdivision ordinance must be submitted. The plan shall include the following:

- A. Final elevation and perspective drawings of project structures;
- B. Final landscaping plan;
- C. Final plans of and including profiles of the drainage, water, sewer, lighting, streets, and sidewalks or pathways;
- D. Such other documentation, information and data not lending itself to graphic presentation such as restrictive covenants, dedications of easements, rights-of-way, and other conditions specifically required by the hearings examiner for the particular PID.

No final development plan shall be deemed acceptable for filing unless all of the above information is submitted in accurate and complete form sufficient for the purposes of community and economic development department review. After receiving the final development plan, the community and economic development department shall route the same to all appropriate city departments and each department shall again submit to the community and economic development department comments and recommendations.

If the city departments determine that the final map conforms fully with all applicable regulations and standards, the final map shall be presented to the city council for final approval.

16.43.120 Repealed

Repealed by [Ord. 1208](#). **16.43.130 Adjustments.**

A. Minor adjustments may be made and approved by the enforcing official when a building permit is issued. Minor adjustments are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement of buildings approved in the final plan, nor the development coverage of the development or the open space requirements. Such dimensional adjustments shall not vary more than ten percent from the original.

B. Major adjustments are those which, in the opinion of the enforcing officer, substantially change the basic design, coverage, open space or other requirements of the planned industrial development. When, in the opinion of the enforcing officer, a change constitutes a major adjustment, no building or other permit shall be issued without prior review and approval by the hearings examiner of such adjustment.

16.43.140 Duration of control.

The regulations and controls of the planned industrial development ordinance in effect at the time of authorization of a PID project shall remain in full force and effect for the life of the project.

16.43.150 Parties bound.

Once the preliminary development plan is approved, all persons and parties, their successors, heirs, or assigns, who own, have, or will have by virtue of purchase, inheritance or assignment, any interest in the real property within the proposed PID, shall be bound by the conditions attending the approval of the development and the provisions of this title.

16.43.160 Commencement of construction.

Construction of the PID project shall begin within eighteen months from the date of the final approval of the plan.

An extension of time for beginning construction may be requested in writing by the applicant and such extension not exceeding six months may be granted by the council. If construction is not begun within one year or within the time for which an extension has been granted, the plan shall be considered abandoned and the development of the property shall be subject to the normal requirements and limitations of the underlying zone and the subdivision ordinance.

Exhibit H:

Chapter 16.48 OPEN SPACE/INSTITUTIONAL DISTRICT

16.48.010 Intent.

It is the intent of this chapter to:

- A. Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational and similar facilities;
- B. Provide for the social needs of the community as those needs relate to public services, open space and institutions whether publicly or privately sponsored;
- C. Enhance the identity and image of the community as a desirable place for human growth and development;
- D. Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;
- E. Provide and protect parks, open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community.

16.48.020 Permitted uses.

A. Specific types of permitted uses are those which provide a public service or fill a public need as described in the statement of intent. Uses shall also be appropriate to the specific site and the intent behind each site's designation as OSI. OSI sites designated as the result of a sensitive area designation should only be used for natural resource conservation purposes with associated trails for passive recreation opportunities or such active recreation opportunities as the city concludes are appropriate to the protection, conservation and use of such area. OSI sites designated as such for reasons other than sensitive area classification may be used for such other purposes as allowed in this chapter. Such uses include but are not limited to the following:

- 1. Parks, greenways and open space for active or passive recreation or enjoyment. (Note: Whenever a park or open space is created as an integral part of a subdivision, such park or open space shall be designated an open space/institutional district on the official zoning map);
- 2. Government buildings or offices such as city hall, fire stations, schools and colleges, hospitals, community meeting or recreation halls;
- 3. Libraries, museums, or similar cultural facilities;
- 4. Churches;
- 5. Residential uses as an incidental use to the permitted use such as caretaker's quarters, or as an accessory use to institutional facilities such as housing for students, staff or faculty of colleges, hospitals and the like;
- 6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.

B. Similar or related uses permitted, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection [A](#) of this section are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan.
 2. The criteria for such finding of similarity shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use.
- C. Conditional uses may be permitted as provided for in Chapter [11.07p16.66](#) LMC.
- D. Child day care centers shall be allowed as an accessory use to those uses permitted by this chapter.

16.48.030 Prohibited uses.

Uses other than those identified or described in LMC [16.48.020](#) are prohibited.

16.48.040 Development standards.

Development standards shall take into account both the environmental impact of the proposed use and the design standards of this chapter.

Permitted uses as well as similar or related and conditional uses shall comply with the standards of this land use district.

16.48.050 Environmental impact.

- A. Environmental review shall be conducted by the responsible official of all new construction, additions or expansions in areas designated environmentally sensitive/critical and/or for which SEPA review is normally required. Toward this end an environmental checklist shall be required in connection with all applications for building permits requiring such environmental review.
- B. If the environmental assessment results in a declaration of nonsignificance, and no environmental impact statement is required, the enforcing officer may, nevertheless, make reasonable requirements designed to mitigate potentially undesirable or hazardous effects identified in the environmental checklist.
- C. If the environmental assessment results in the requirement of an environmental impact statement, the procedure and review process provided for in Chapter [14.24](#) LMC shall be followed.

16.48.060 Site area.

The minimum size and shape of the site shall be appropriate to the proposed use of said site and its relationship to abutting properties and traffic patterns in the vicinity of the site.

16.48.070 Building limitations.

Height and site coverage shall be as follows:

- A. Maximum height of buildings, eighty feet;
- B. Maximum building coverage, thirty-five percent of site;
- C. Maximum development coverage, seventy percent of site.

16.48.080 Setback requirements.

A. If adjacent properties are in the same or in a less restrictive land use district:

- 1. Side yard minimum fifteen feet;
- 2. Rear yard minimum fifteen feet.

B. If adjacent properties are in any residential district:

- 1. Side yard minimum twenty-five feet;
- 2. Rear yard minimum twenty-five feet. Provided further, that the entire twenty-five foot depth shall be landscaped.

C. Setbacks from right-of-way:

- 1. If property fronts on a minor street or private street or drive, twenty-five feet;
- 2. If property fronts on major street, thirty-five feet.

16.48.090 Ingress and egress.

Ingress and egress at the site shall be limited to one driveway for each two hundred feet of frontage. All driveways shall be not less than one hundred fifty feet from intersecting right-of-way lines, measured from the centerline of the driveway.

16.48.100 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.48.110 Landscaping.

A. The preservation or enhancement of existing native plant materials shall be the predominant characteristic of landscape treatment in this district. Where new plant materials are needed to comply with the screening or aesthetic requirements of this section, the materials shall be of species native or complementary to or compatible with the species native to the Pacific Northwest.

B. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees. Suitable ground cover may include native vegetation, grass, or bark

mulch. Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.

C. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking, driveways, or streets around entrances or exits of the site.

D. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

16.48.120 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Chapter 16.49 CEMETERY

16.49.010 Intent.

To provide a reserved zone for uses contemplated under RCW Title [68](#) for cemeteries, morgues and human remains.

16.49.020 Permitted uses.

- A. All uses allowed under the definition of cemetery business as described in RCW Title [68](#).
- B. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.

16.49.030 Prohibited uses.

Those uses not contemplated under cemetery business as defined in RCW Title [68](#).

16.49.040 Site requirements.

Cemetery uses shall be conducted under the requirements of RCW Title [68](#).

16.49.050 Approval required.

New cemetery uses proposed and not previously approved under a conditional use permit prior to adoption of the zone shall require site plan review approval pursuant to Chapter [11.0716.84](#) LMC.

Exhibit I:

Chapter 16.61 TOWNHOUSE DEVELOPMENT

16.61.010 Intent.

It is the intent of this chapter to:

- A. Encourage infilling of skipped-over parcels in developed areas of the city;
- B. Provide for the development of townhouses within residential neighborhoods which may be conveyed as individually owned, separately platted lots;
- C. Encourage within low, moderate and high density residential districts the development of townhouse structures built to standards designed to include amenities usually associated with conventional single-family detached housing, and to ensure their compatibility with the surrounding neighborhood;
- D. Provide for favorable housing, efficient use of land and energy, and the availability of a variety of housing types in a variety of locations to serve a wide range of individual homeowner requirements;
- E. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter.

16.61.020 Definitions.

These definitions shall be in addition to the definitions set forth in Chapter [16.06](#) LMC and shall apply solely to townhouse developments.

- A. “Townhouse” means a one-family dwelling unit which is part of a group of two or more such units separated by a common party wall having no doors, windows or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls.
- B. “Townhouse group” means a cluster or grouping of townhouse units containing not less than two nor more than six individual townhouse dwelling units contiguous to one another.

16.61.030 Where permitted.

Townhouse developments may be permitted in the following land use districts, consistent with the development standards in this chapter:

- A. Low Density Residential District;
- B. Moderate Density Residential District;
- C. High Density Residential District.

16.61.040 Development standards.

- A. *Density*. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.
- B. *Density Increase*. The city may approve an increase in the dwelling unit density of up to fifteen percent in the Low Density District, twenty percent in the Moderate Density District and twenty-five

percent in the High Density District, rounded up to the nearest whole number; provided, that four of the five following environmental and recreational amenities are implemented:

1. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas.
2. Substantial retention of natural ground cover, bushes and trees.
3. Vegetated LID facilities are included in the design and serve as a visual amenity.
4. Provide significant access to a lake, river, stream or other natural water body.
5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.

C. *Lot Area and Width of Each Townhouse Unit.* Townhouse units may either be condominiumized, provided the city has adopted an ordinance providing this option, or subdivided into individual lots. Lot configurations shall be governed by density, setbacks, open space, and other requirements and guidelines herein.

D. *Height.* The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.

E. *Right-of-Way Setback.* Right-of-way setbacks shall be the same as those specified in the applicable zoning district.

F. *Rear Yard Requirements.* For front loaded units, the minimum rear yard requirement shall be fifteen feet to the rear property line. Townhouses with a rear load may have garages within three feet of the rear lot line or paved alley.

G. *Private Yard Area.* Every lot containing a townhouse must provide a private yard of at least three hundred square feet. Acceptable private yard space may include landscaped front or rear yards, porches, balconies, and rooftop decks (where designed to accommodate outdoor pedestrian uses). Up to fifty percent of the required private yard area can be included as additional common open space provided for the applicable townhouse group. Such common open space must be above and beyond minimum open space requirements of LMC [15.12.120](#).

H. *Side Yard Requirements.* The minimum side yard requirement shall be the same as the underlying zone.

I. Maximum number of townhouses in one building: Six.

J. *Minimum Distances Between Townhouse Groups.* No portion of a townhouse, accessory structure or other building type in or related to one group or cluster of contiguous townhouses shall be nearer than twenty feet to any portion of a townhouse or accessory structure of another townhouse building or cluster.

K. *Access.* When the only driveway is from the street, each pair of units must share a common curb cut. Alternative configurations may be considered through the design review process, provided they mitigate negative safety, visual, and compatibility impacts.

L. *Design.* Townhouses are subject to design criteria established in LMC [14.23.080](#).

M. *Conversion.* Conversion of existing structures to a townhouse project will be permitted provided all townhouse development standards as outlined in this section can be satisfied. (See *Table 16T-84*)

16.61.050 Review and approval procedure.

Townhouse developments shall be approved pursuant to the regulations and procedures established in the platting and subdivision ordinance, as modified below, and the standards of this chapter.

A. *Review.* The site plan review committee shall review and approve the creation of nine or fewer townhouse lots. The site plan review committee approval does not involve a public hearing, but will be subject to notification of adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in [Chapter 11.05 LMC, section 1D “Appeals” of the City of Lacey Development Guidelines and Public Works Standards](#).

The hearings examiner will review the creation of ten or more lots as provided for through the subdivision process.

B. *Platting.* A subdivision plat or short plat shall be required for all townhouse developments so that individual dwelling units are divided into lots with common walls located on lot lines. Exception: A townhouse development may be done through condominium provided the city has adopted an ordinance providing this option.

When a townhouse development is platted, construction of townhouse dwellings may commence prior to final plat or final short subdivision approval, provided:

1. The proposed subdivision has received preliminary approval or the short subdivision has
2. Partial or complete construction of structures shall not relieve the subdivider from, nor impair city enforcement of conditions of subdivision approval.

C. *Site Plans.* An application for a townhouse development shall include the following:

A site plan drawing or drawings at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:

1. Site boundaries;
2. Streets bounding or abutting the site;
3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type;
4. Location and dimensions of open spaces;

5. Location and dimensions of garbage disposal areas;
 6. The location and design of off-street parking facilities, showing their size;
 7. Circulation plan, vehicular and pedestrian, and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
 8. Existing buildings and indication of future use or disposition;
 9. Landscaping plan;
 10. Typical front and side elevations and exterior architectural treatment of the proposed units;
 11. Three-dimensional illustrations to help show exterior architectural treatment from the street and/or other commonly viewed vantage points.
 12. The existing and proposed contours at two foot intervals and which locates existing streams, lakes, marshes and other natural features.
- D. Townhouse developments are subject to design review requirements of Chapter [14.23](#) LMC.

Exhibit J:

Chapter 16.63 MANUFACTURED HOMES

Intent. It is the intent of this chapter to:

- A. Permit the location of manufactured homes in specially designed parks as an additional affordable housing option where manufactured homes lots can be leased as a permanent form of dwelling unit in all residential districts;
- B. Provide standards for the development and use of manufactured home parks appropriate to their location and use as permanent facilities;
- C. Designate appropriate locations for manufactured home parks;
- D. Ensure a high quality of development for such parks and dwelling units to the end that the occupants of manufactured homes and the community as a whole are protected from potentially adverse impact of such development or use;
- E. Provide for city review of proposed manufactured home parks;
- F. Make a distinction between manufactured home parks and other subdivisions, and their development and occupancy characteristics.

16.63.020 Repealed

Repealed by Ord. 1243.

16.63.030 Permitted where.

Manufactured homes are permitted as follows:

- A. As a primary use in a manufactured home subdivision of not less than five nor more than forty acres in residential districts.
- B. As a primary use in a manufactured home park of not less than three acres nor more than twenty acres. Manufactured home parks may be permitted in residential districts after receiving a conditional use permit.
- C. As an accessory use for security or maintenance personnel in the following districts, subject to site plan review:
 - 1. General commercial district;
 - 2. Light industrial/commercial district;
 - 3. Light industrial district;
 - ~~4. Mineral extraction district;~~
 - ~~5~~4. Open space/institutional district.
- D. As temporary or emergency use in:
 - 1. Any district as part of a construction project for office use of construction personnel or temporary living quarters for security personnel for a period extending not more than ninety days beyond

completion of construction. A thirty-day extension may be granted by the city manager upon written request of the developer and upon the manager's finding that such request for extension is reasonable and in the public interest;

2. Any district as an emergency facility when operated by or for a public agency;

3. In the open space/institutional district where a community need is demonstrated by a public agency such as temporary classrooms or for security personnel on school grounds.

16.63.040 Repealed

Repealed by Ord. 1243.

16.63.050 Development standards--Plot plan requirements.

A complete and detailed plot plan shall be submitted to the community and economic development department. The plot plan shall include the following information and such other information as the department may reasonably require to determine the acceptability of the proposed development:

A. Location and dimensions of all lots;

B. Roads, internal street system, and driveways;

C. Common open space, community facilities;

D. Utility lines, including water, sewer, electrical and any others contemplated;

E. Landscaping and screening plan for exterior boundaries.

16.63.060 Repealed

Repealed by Ord. 1243.

16.63.070 Repealed

Repealed by Ord. 1243.

16.63.080 Repealed

Repealed by Ord. 1243.

16.63.090 Repealed

Repealed by Ord. 1243.

16.63.100 Repealed

Repealed by Ord. 1243.

16.63.110 Manufactured home park design standards--Area and density.

The minimum site for a manufactured home park shall be three acres. The maximum site for a manufactured home park shall be twenty acres. The number of manufactured homes per acre shall comply with the underlying density of the zone in which it is located, except within the Moderate Density Residential district where no minimum number shall be required.

16.63.120 Manufactured home park design standards--Site requirements.

The size and shape of individual manufactured home sites shall be in accordance with the following:

- A. Minimum space area, four thousand square feet;
- B. Minimum width, forty feet;
- C. Minimum depth, eighty feet;
- D. Minimum setback from street or access road, ten feet with a rear load access; fifteen feet with front load access;
- E. Maximum development coverage of space, fifty percent;
- F. Side yard setback, five feet;
- G. Rear yard setback, fifteen feet.

16.63.130 Manufactured home park design standards--Off-street parking.

Off-street parking shall be provided in accordance with Chapter 16.72 LMC.

16.63.140 Manufactured home park design standards--Open space.

Ten percent of the gross site area shall be set aside for usable open space.

16.63.150 Manufactured home park design standards--Accessory buildings and structures.

- A. Buildings or structures accessory to individual manufactured homes are permitted, including enclosed carports, provided that the total development coverage of the space shall not exceed the development coverage permitted in LMC 16.63.120.
- B. Buildings or structures accessory to the manufactured home park as a whole, and intended for the use of all manufactured home occupants are permitted, provided the building area not exceed one-fourth of the common open space area.

16.63.160 Manufactured home park design standards--Landscaping and screening.

- A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the enforcing officer and/or the hearings examiner.
- B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.
- C. Landscaping is also required in all setback areas and open space. All requirements of Chapter 16.80 LMC shall be satisfied.
- D. Visual interruption with appropriate vegetation between manufactured home units may also be required to relieve visual monotony.

E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the manufactured home park.

F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

16.63.170 Manufactured home park design standards--Ingress and egress.

A. Each manufactured home site shall have access from an interior drive or roadway only.

B. Access to the manufactured home park shall be limited to not more than one driveway from a public street or road for each two hundred feet of frontage.

16.63.180 Repealed

Repealed by Ord. 1496.

16.63.190 Manufactured home park design standards--Surfacing requirements.

All streets, roads and driveways shall be hard-surfaced, including permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas shall also be paved.

16.63.200 Manufactured home park design standards--Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Chapter 16.64 HOMELESS ENCAMPMENTS

16.64.010 Who may apply.

Homeless encampments shall be permitted only as an accommodation of religious exercise by a host agency. Each host agency shall apply for a permit under this section and shall certify compliance with all applicable requirements for approval and conditions of this chapter and the application.

16.64.020 Applicable procedures.

A homeless encampment permit is an administrative determination as identified in [11.04.030 LMC Section 1C.030 \(Limited Administrative Review\) of the City of Lacey Development Guidelines and Public Works Standards](#). In addition to the requirements for administrative determinations found in [11.04.030 LMC Section 1C.030 of the Development Guidelines and Public Works Standards](#) the following additional procedures apply:

A. *Advance Notice Required.* The host agency shall notify the city of the proposed homeless encampment a minimum of thirty days in advance of the proposed date of establishment for the homeless encampment. The advance notification shall contain the following information:

1. *Date.* The date the homeless encampment intends to begin operation;
2. *Length.* The length of time expected for operation;
3. *Residents.* The maximum number of residents proposed;
4. *Location.* The host location;
5. *Host Name.* The name of the host agency; and
6. *Site Plan.* The location, dimensions, and layout of the encampment on site.

B. *North Thurston Public Schools Notified.* Upon receipt of an application the director shall send a copy of the application to the administrative offices of the North Thurston Public Schools for its review and consideration.

C. *Public Meeting Required.* The host agency shall conduct at least one public information meeting within or as close as possible to the neighborhood where the proposed homeless encampment will be located. The meeting shall be held a minimum of fourteen days prior to the issuance of the temporary use permit. The time and location of the meeting shall be agreed upon between the city and host agency. All property owners and all organizations, businesses, or persons that lease/rent property within three hundred feet of the proposed homeless encampment site shall be notified by the host agency a minimum of fourteen days in advance of the meeting. Notification may be by mail, phone, or personal contact.

D. *Signs Required.* In addition to the notification described above, the applicant shall provide notice of the application by posting two signs or placards on the site, or in a location immediately adjacent to the site, that provide visibility to motorists using adjacent streets. Timing for placing signs shall coincide with

other notification requirements described above. The director of community and economic development shall establish standards for size, color, layout, design, placement, and timing of installation and removal of the signs or placards.

E. *Plan for Reporting Transition Results.* Included in the application shall be a plan for reporting the results of transitioning residents to permanent housing. The plan shall provide for a review of how long residents needed to use the camp for housing and when residents graduated to permanent housing or left the camp for other temporary housing. The intent shall be to have this information to consider the success of the encampment in handling residents' housing needs on a temporary basis and providing a hand up for the purpose of finding more permanent housing opportunities. This information may be used by the council in considering the longevity and continuation of the homeless shelter ordinance.

16.64.030 Requirements for approval.

The community and economic development director or designee may issue a temporary and revocable permit for a homeless encampment subject to the following criteria and requirements:

A. Site Criteria.

1. *Ownership.* The host agency shall submit documentation that it owns or has a leasehold interest in the subject property;
2. *Size.* The property must be sufficient in size to accommodate the residents and, for outside encampments, must have necessary on-site facilities including but not limited to the following:
 - a. Food tent and host tent;
 - b. Sanitary toilets in the number required to meet capacity guidelines;
 - c. Hand-washing facilities by the toilets and by any food areas; and
 - d. Refuse receptacles.
3. *Water Source.* The host agency shall provide an adequate water source to the homeless encampment as approved by the city.
4. *Sensitive Areas.* No homeless encampment shall be located within a sensitive or critical area or its buffer as defined under LMC Title [14](#).
5. *Permanent Structures.* No new permanent structures shall be constructed for the homeless encampment.
6. *Limitation on Residents.* No more than forty residents shall be allowed. The city may further limit the number of residents as site conditions dictate.
7. *Parking.* Adequate on-site parking shall be provided for the homeless encampment. No off-site parking will be allowed. Parking space for the number of vehicles used by homeless encampment residents and staff shall be provided. If the homeless encampment is located on a site with another use,

it shall be shown that the homeless encampment will not create an undue shortage of on-site parking for the other use(s) on the property.

8. *Public Transportation.* Whenever possible, the homeless encampment should be located within one-quarter mile of a bus stop with service seven days per week. If not located within one-quarter mile of a bus stop, the host agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).

9. *Screening.* The homeless encampment shall be adequately buffered and screened to be sight-obscuring from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the homeless encampment behind buildings. The type of screening shall be approved by the city.

10. *Privacy for Sanitary Facilities.* All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the city and may include, but is not limited to, a combination of fencing and/or landscaping.

11. *Distance Requirements to Sensitive Land Uses.* Because a homeless encampment is a nontraditional living arrangement and therefore provides less privacy and more complex living arrangements than traditional homes, a distance requirement that provides visual separation and buffering from other sensitive land use activities is considered appropriate. To satisfy this concern, no shelter shall be permitted within three hundred feet of a licensed child daycare facility or any public or private pre-school or elementary, middle, or high school. However, in the event that a daycare or school is located within the property of a potential host agency, this requirement may be waived by the director if the owner of the daycare or school principal agrees to the waiving of the distance requirement.

B. *Security.*

1. *Operations and Security Plan.* An operations and security plan for the homeless encampment shall be submitted to the city at the time of application.

2. *Code of Conduct.* The host agency shall ensure that the homeless encampment has an enforceable code of conduct which, at a minimum, prohibits alcohol, nonprescribed drugs, weapons, violence, and open fires. The code of conduct should also address any other issues related to camp and neighborhood safety. A copy of the code of conduct shall be submitted to the city at the time of application.

3. In addition to the above standards, the host agency may adopt and enforce additional code of conduct conditions not otherwise inconsistent with this section.

C. *Accommodating the Homeless Encampment Residents Indoors.* In cases where the host agency and the camp residents determine it is practical or necessary to accommodate the camp inside existing church structures, the church shall have the option of making such a request to the city. Upon receiving a request to host the camp inside of existing buildings, the community and economic development director or designee may issue a temporary and revocable permit for an indoor encampment subject to the following criteria and requirements:

1. *Compliance with Building Codes.* An indoor encampment shall comply with the requirements of the city's building codes. However, pursuant to RCW [19.27.042](#), the building official shall have the authority to exempt code deficiencies so long as such deficiencies pose no threat to human life, health, or safety.

2. *Building Criteria.* The buildings proposed for use shall be of sufficient size to accommodate the residents and must have necessary on-site facilities including but not limited to the following:

- a. Adequate water supply;
- b. Sanitary toilets in the number required to meet capacity guidelines;
- c. Hand-washing facilities by the toilets and food areas;
- d. Refuse receptacles; and
- e. Kitchen facilities for food preparation;
- f. All applicable health standards for providing and using such facilities shall be satisfied as required by the health department.

16.64.040 Community and economic development director's decision.

The community and economic development director shall review the proposal for compliance with the provisions of this chapter and all other applicable law. Said review shall ensure that the health, safety and welfare of the citizens of the city are preserved, and shall provide an expedient and reasonable land use review process for decisions and interpretations of this chapter. The director may modify the submittal requirement as deemed appropriate. The director shall notify the host agency of his or her decision to approve, modify, or deny the application within a timely manner, but not prior to fourteen days after the public meeting.

16.64.050 Requirements upon approval.

A. *Sign Agreement.* All homeless encampment residents must sign an agreement to abide by the code of conduct. Failure to do so shall result in the noncompliant resident's immediate and permanent expulsion from the property.

B. *Log.* The host agency shall keep a log of all people who stay overnight in the encampment. The log shall include names, birth dates, and dates of stay. Logs shall be kept a minimum of six months.

C. *Identification.* The host agency shall require verifiable photo ID of prospective and current encampment residents. Acceptable forms of ID include a driver's license, government issued identification card, military identification, or passport. Replacement of lost ID can be facilitated through an appropriate advocacy center. Photo ID is necessary to verify one's identity and to apply for services, housing, and employment. If verifiable photo ID cannot be obtained, the individual must agree to be fingerprinted or will not be admitted to the camp.

D. *Warrant and Sex Offender Status Check.* The host agency shall engage the Lacey police department to use the photo identification to check for outstanding in-state and out-of-state warrants and registered

sex offender status. When necessary, the Lacey police department will provide fingerprinting services. The Lacey police department shall provide background checks and fingerprinting services at no charge to the host agency.

1. *Outstanding Warrants.* If said warrant check reveals an existing or outstanding warrant from any jurisdiction in the United States, the host agency will immediately report the finding to the Lacey police department for apprehension of the subject individual.

2. *Sex Offender Status.* If the check reveals the applicant to be a registered sex offender, the individual shall not be admitted to the camp.

E. *Security.* The host agency shall ensure the encampment is secure and managed to strictly prohibit alcohol, drugs, weapons, fighting, abuse of any kind, littering, or disturbing the neighbors while located on the property. As necessary, the Lacey police department will be available to enforce state and local laws.

F. *Entrance/Host Tent.* The host agency shall ensure there is an entrance/host tent that is manned twenty-four hours a day seven days a week. The entrance may be staffed by a volunteer, encampment resident, host agency committee member, or other responsible person.

G. *On-Call Committee Member.* The host agency will appoint an executive committee member to serve on call and be available for the entrance person at all times. The on-call committee member shall be available to provide help and assistance to the person manning the entrance as may be necessary to ensure the encampment functions properly.

H. *Enforcement.* The on-duty responsible person staffing the entrance shall notify the on-call committee member as necessary in the enforcement of encampment rules and expectations, and/or the Lacey police department as necessary to enforce local and state laws. Said responsible person shall also serve as a point of contact for the Lacey police department, and will orient the department on how the entrance operates. The names of the on-duty responsible person(s) will be posted daily at the entrance. The city shall provide contact numbers of nonemergency personnel which shall be posted at the entrance.

I. *Visitors.* Visitors to the encampment must meet the following procedures and requirements:

1. Visitors to the encampment must be invited by a resident and must be able to show picture ID.
2. Visitors must be accompanied by the resident that invited the visitor while at the encampment.
3. Visitors may be at the encampment only between the hours of 9:00 a.m. and 10:00 p.m.
4. Visitors may not stay overnight unless they get permission from the host and complete the same background check requirements as required for residents.

J. *Age Restrictions.* Residents of the encampment must be at least eighteen years of age. No minors are permitted entrance to the encampment unless they are related to a camp resident. Minors related to a camp resident may visit the encampment during the day.

16.64.060 Fire, safety, and health.

Tent encampments shall meet the following fire, safety, and health requirements:

A. *Fire Safety.* The homeless encampment shall conform to the following requirements:

1. *Open Fires.* Within individual tents there shall be no open fires for cooking or heating;
 2. *Heating Appliances.* No heating appliances within the individual tents are allowed.
 3. *Cooking.* A common tent may provide community cooking facilities and services for the camp, but only if approved by the host agency and the health department. No cooking appliances are allowed within individual tents of residents;
 4. *Fire Extinguishers.* An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the fire department;
 5. *Emergency Access.* Adequate access for the fire and emergency medical apparatus shall be provided. This shall be determined by the fire marshal;
 6. *Separation.* Adequate separation between tents and other structures shall be maintained as determined by the fire marshal; and
 7. *Electrical Service.* Electrical service shall be in accordance with recognized and accepted practice. Electrical cords are not to be strung together and any cords used must be approved for exterior use.
- B. *Health.* All necessary sanitary facilities including temporary outhouses/port-a-potties and facilities for hand washing shall be provided. All applicable health standards for providing and using such facilities shall be satisfied as required by the health department.
- C. *Access for Inspections.* The host agency shall permit inspections by city staff and the Thurston County health department to ensure compliance with the conditions of this permit. Inspections shall occur at reasonable times, and may occur without prior notice.

16.64.070 Limitations.

- A. *Duration.* Duration of the homeless encampment shall not exceed one hundred eighty days.
- B. *Parcel Limitation.* No host agency shall host a homeless encampment more than one time in any twelve-month period, beginning on the date the homeless encampment locates on a parcel of property.
- C. *Number Limitation.* No more than one homeless encampment may be located in the city at any time.

16.64.080 Revocation.

Upon determination that there has been a violation of any approval criteria or condition of application or that the host agency has failed to take action against a resident who violates the terms and conditions of the permit or has committed violence, the director of community and economic development may give written notice to the permit holder describing the alleged violation. Within fourteen days of the mailing of notice of violation, the permit holder shall show cause why the permit shall not be revoked. At the

end of the fourteen-day period, the director shall sustain or revoke the permit. When a temporary homeless encampment permit is revoked, the director shall notify the permit holder by certified mail of the revocation and the findings upon which the revocation is based. Appeals of decisions to revoke a temporary homeless encampment permit shall be to Thurston County Superior Court.

16.64.090 Proof of insurance.

The host agency shall show proof of general liability insurance with minimum limits of one million dollars per occurrence.

16.64.100 Emergency shelters.

The provisions of this chapter shall not apply to emergency or cold weather shelters where the screening of individuals to be temporarily housed in such shelters is conducted by the Emergency Shelter Network or a religious organization providing the emergency shelter.

16.64.110 Severability.

If any section, subsection, sentence, clause, phrase, or other portion of this chapter, or its application to any person, is for any reason declared invalid in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Chapter 16.65 DAY CARE FACILITIES

16.65.010 Definitions.

For purposes of this title, the following terms shall be defined as follows:

- A. "Child day care" means the providing of supplemental parental care and supervision for a child or children who are not related to the provider, on a regular basis for less than twenty-four hours a day and under license by the Washington State Department of Social and Health Services. The term does not include babysitting services of a casual, non-recurring nature or in the child's own home. The term is further not intended to include cooperative, reciprocative child care by a group of parents in their respective homes.
- B. "Child care facility" means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods of less than twenty-four hours a day. Child day care facilities include family home child care, and child day care centers regulated by the Washington State Department of Social and Health Services, as presently defined in Chapter [74.15](#) RCW and WAC [388-73-422](#) as such statute or regulations may hereafter be amended.
- C. "Family home child care" means a facility licensed by the state where child care is provided for twelve or fewer children in the family living quarters where the licensee resides as provided in RCW [43.215.010\(1\)\(c\)](#).
- D. "Child day care center" means a facility providing regularly scheduled care for a group of thirteen or more children within an age range of one month through twelve years, for periods of less than twenty-four hours.

16.65.020 Family home child care.

Family home child care shall be permitted in all zoning districts of the city within a residential dwelling, subject to the following conditions:

- A. Such homes shall comply with all building, fire safety and health codes and obtain a business license from the city for such a business;
- B. The lot size, building size, setback and lot coverage shall conform to the standards of the zoning district in which it is located unless such structure is a legal nonconforming structure;
- C. Such use shall meet the parking requirements of Chapter [16.72](#) LMC relating to off-street parking and loading;
- D. Each family home child care facility shall be limited to one flush-wall sign having a maximum area of two square feet;
- E. No structural or decorative alteration which will alter the single-family character of an existing or proposed residential structure or be incompatible with surrounding residences will be allowed.

16.65.030 Child day care centers.

A child day care center, licensed by the state of Washington as provided for herein, shall be permitted under the conditions set forth in this section after registration with the city as provided in this chapter, subject to the following conditions:

A. A child day care center, proposed to be established in any residentially zoned district, light industrial district, light industrial/commercial district, ~~mineral extraction district~~ or the Lacey Historic Neighborhood, shall only be allowed after the issuance of a conditional use permit pursuant to Chapter ~~11.0916.66~~ LMC. A child day care center proposed for any other district of the city shall be allowed in the manner specified for such district and subject to the terms of LMC 16.65.030.

B. All child day care centers, whether required to have a conditional use permit or not, shall comply with all building, fire safety, traffic safety, health code, business licensing, setback, screening, landscaping, parking, signage, lot size, building size and lot coverage requirements of this code including any requirements specific to the district in which said center is located.

C. No child day care center shall be located in a private family residence unless the portion of the residence to which the children have access is separate from the usual living quarters of the family or is used exclusively for the children during the hours the center is in operation.

Exhibit K:

Chapter 16.67 ADULT ENTERTAINMENT FACILITIES

16.67.010 Definitions.

- A. Those certain terms used herein which are defined in LMC [5.40.020](#) and [5.42.010](#) shall have the same meaning as set forth in said sections.
- B. The term “Adult Entertainment Facility” shall include all adult-oriented businesses including adult arcades, adult bookstores, adult novelty stores, adult video stores and similar adult uses and adult live entertainment facilities.

16.67.020 Adult entertainment facilities classified and permitted.

- A. Adult entertainment facilities falling under the definition of adult bookstore, adult novelty store, adult video store or similar adult uses shall be permitted in specific zones and under specific standards identified in LMC [16.67.030](#) and [16.67.040](#) through full administrative review pursuant to Chapter [11.04 LMC 1C of the City of Lacey Development Guidelines and Public Works Standards](#).
- B. Adult arcades and adult live entertainment centers shall be permitted in certain zones and under conditions identified under LMC [16.67.030](#) and [16.67.040](#) through the quasi-judicial review process pursuant to Chapter [11.04 LMC 1C of the City of Lacey Development Guidelines and Public Works Standards](#).

16.67.030 Adult entertainment facilities permitted in certain land use zones subject to certain restrictions and standards.

- A. Adult entertainment facilities falling under the definitions of adult bookstores, adult novelty stores, adult video stores or other similar adult uses may be permitted in the following zones subject to the standards and requirements of LMC [16.67.040](#) and spacing requirements identified below:
1. Land use zones permitted:
 - a. General Commercial; and
 - b. Light Industrial.
 2. Spacing and buffering requirements:
 - a. No such adult entertainment facility shall be located closer than three hundred thirty feet from another adult entertainment facility, whether such other facility is located within or outside the city limits;
 - b. No such adult entertainment facility shall be located closer than three hundred thirty feet from any sensitive land use or land use zone identified in LMC [16.67.050](#), whether such zone or use is located within or outside the city limits.
 3. *General standards.* All the standards of LMC [16.67.040](#) shall apply.

B. Adult arcades and adult live entertainment facilities shall be permitted in the following zones subject to the standards and requirements of LMC [16.67.040](#) and the spacing and buffering requirements identified below:

1. Land use zones permitted: Light Industrial.

2. Spacing and buffering requirements:

a. No adult arcade or adult live entertainment center shall be located closer than six hundred sixty feet from another adult arcade or adult live entertainment center nor closer than three hundred thirty feet from any other adult entertainment facility, whether such other business is located within or outside the city limits.

b. No adult arcade or adult live entertainment center shall be located closer than six hundred sixty feet from any sensitive land use or land use zone identified in LMC [16.67.050](#), whether such zone or use is located within or outside the city limits.

3. *General standards.* All standards of LMC [16.67.040](#) shall apply.

16.67.040 General standards for adult entertainment facilities.

Adult arcades, adult bookstores, adult novelty stores, adult video stores and similar uses, and adult live entertainment centers shall conform to the following general standards:

A. All on-site parking areas and premises entries of adult entertainment uses shall be illuminated from dusk until one hour past closing hours of operation with a lighting system which provides an average maintained horizontal illumination of one foot candle of light on the parking strips and/or walkways. An on-premises exterior lighting plan shall be presented to and approved by the department of public works prior to the operation of any such use.

B. All parking must be visible from the fronting street. Access to the exterior rear of the building shall be denied to any persons other than employees or public officials during the performance of their respective duties and tasks by means of fencing as approved by the department of community and economic development.

C. In addition to all on-premises sign requirements of Chapter [16.75](#) LMC, the following signing provisions shall be followed:

1. There shall be no electronic reader boards or changing message center signs;

2. All adult entertainment facilities shall have facades, exteriors, and exits which must be indistinguishable from surrounding buildings. Illustrations depicting partially or totally nude males and/or females shall not be posted or painted on any exterior wall of the building used for such businesses or on any door or apparatus attached to such building.

D. All standards of the underlying zone.

E. Reasonable conditions necessary to properly mitigate bona fide secondary impacts identified during the site plan or conditional use permit review process.

F. All adult entertainment facilities shall be required to comply with the requirements of Chapter [14.23](#) LMC to promote compatibility with surrounding land uses in both commercial and the light industrial zones.

16.67.050 Sensitive land uses.

The following uses, properties and zones are considered sensitive as referenced in LMC [16.67.030](#):

- A. Property used for public and private schools;
- B. Property used for public parks;
- C. Property used for public libraries;
- D. Property used for state-certified day care;
- E. Property used for community teen centers;
- F. Property used for churches, cemeteries or other religious facilities or institutions;
- G. Property used for residential and lodging uses and property zoned primarily for residential uses, including LD, MD, and HD zones;
- H. Property used for organizations, associations, facilities and businesses which provide, as a substantial portion of their activities, function or business, the provision of services to children and/or youth, so that the premises of the organization, facility or business would have children and youth in attendance or at the location during a predominant portion of the operational hours of an adult entertainment facility.

16.67.060 Measuring required distances.

The distances between adult entertainment facilities and sensitive land uses identified in LMC [16.67.050](#) shall be measured by following a straight line without regard to intervening buildings from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property or the zone classification boundary line from which the proposed land use is to be separated.

16.67.070 Waiver of distance requirements.

The following procedures and criteria shall be adhered to with regard to a request for waiver of distance requirements:

- A. *Distance waiver required.* Any party proposing to locate an adult facility within less than the required distances from uses or zones as specified in this ordinance may do so only after obtaining a waiver therefor from a hearings examiner through the quasi-judicial process pursuant to [Chapter 11.04](#) ~~LMC Section 1C of the City of Lacey Development Guidelines and Public Works Standards.~~

B. *Waiver notice requirements.* In addition to the notice requirements for conditional use permits, first class mailing notice shall be made to all parties within the distance set forth in LMC [16.67.030\(A\)](#) or [\(B\)](#), depending upon the use in question. The applicant shall provide the names and addresses of all property owners and businesses within said distances from the proposed use.

C. *Criteria for decision.* The final decision on the request for waiver of distance shall be made by the hearings examiner based on consideration of the following:

1. The extent to which the physical features would result in an effective separation in terms of visibility and access;
2. Compatibility with adjacent and surrounding land uses;
3. The availability or lack of alternative locations for the proposed use;
4. Ability to avoid the adult facility by alternative vehicular and pedestrian routes.

16.67.080 Intervening Uses.

Sensitive land uses specified in LMC [16.67.050](#) shall not be allowed to locate within the specified distances to an adult entertainment facility. Any party proposing to locate such a use or zone within the specified distances of an adult entertainment facility may do so only after obtaining a distance waiver pursuant to the provisions of LMC [16.67.070](#) regarding waiver of distance requirements.

16.67.090 Adult entertainment facilities forbidden in other zones.

Adult arcades, adult bookstores, adult novelty stores, adult video stores, and similar adult uses, and adult live entertainment facilities shall be limited to the zones specified for such uses in LMC [16.67.030](#) and shall be forbidden in all other zones within the City of Lacey.

16.67.100 Adult entertainment facilities effect on other laws.

Provisions of this chapter shall not have the effect of authorizing any activities prohibited by state law or other provisions of this code.

Chapter 16.68 WIRELESS COMMUNICATION FACILITIES

16.68.010 Intent.

The purpose of this ordinance is to establish appropriate locations, site development standards, and permit requirements to allow for wireless communication services to the residents of the city, in a manner which will facilitate the location of various types of wireless communication facilities in permitted locations so they are consistent with the character of the city. Minimizing the adverse visual impact of these facilities is one of the primary objectives of this ordinance. The ordinance is intended to allow wireless communication facilities which are sufficient to allow adequate service to citizens, the traveling public and others within the city and to accommodate the need for connection of such services to wireless facilities in adjacent and surrounding communities.

16.68.020 Definitions.

- A. "Accessory equipment" means any equipment serving or being used in conjunction with a wireless communications facility as defined herein, including, but not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.
- B. "Antenna" means any device used to transmit and/or receive radio or electromagnetic waves such as but not limited to panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one or more elements, multiple antenna configurations, or other similar devices and configurations, and exterior apparatus designed for telephone, radio, or television communications through the sending and/or receiving of wireless communications signals. Antennas include the following types:
1. Omni-Directional (or "Whip") Antenna. Receives and transmits signals in a three hundred-sixty degree pattern, and which is up to fifteen feet in height and up to four inches in diameter.
 2. Directional (or "Panel") Antenna. Receives and transmits signals in a directional pattern typically encompassing an arc of one hundred-twenty degrees.
 3. Parabolic (or "Dish") Antenna. A bowl shaped device that receives and transmits signals in a specific directional pattern.
 4. Ancillary Antenna. An antenna that is less than twelve inches in its largest dimension and that is not directly used to provide personal wireless communications services. An example would be a global positioning satellite (GPS) antenna.
 5. *Other*. All other transmitting or receiving equipment not specifically described herein shall be regulated in conformity with the type of antenna described herein which most closely resembles such equipment.
- C. "Antenna height" means the vertical distance measured from average building elevation or pole height to the highest point of the antenna, or, if on a rooftop or other structure, from the top of the roof or structure to the highest point of the antenna.

D. "Camouflage," "concealment" or "camouflage design techniques" means that a wireless communication facility is camouflaged or utilizes camouflage design techniques when any measures are used in the design and siting of wireless communication facilities with the intent to minimize or eliminate the visual impact of such facilities to surrounding uses.

E. "Co-location" means the use of a single support structure or attachment support structure and/or site by a wireless communications provider. When used in the context of an eligible facilities request, "co-location" means the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communication purposes.

F. "Eligible facilities request" means any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station involving:

1. Co-location of new transmission equipment;
2. Removal of transmission equipment; or
3. Replacement of transmission equipment.

G. "Existing" means a constructed tower or base station that was reviewed, approved, and lawfully constructed in accordance with all requirements of applicable laws as of the time it was built; for example, a tower that exists as a legal, non-conforming use and was lawfully constructed is existing for the purposes of this definition.

H. "Equipment enclosure" means a small structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communications signals. Associated equipment may include air conditioning and emergency generators for macrocells only.

I. "FCC" or "Federal Communications Commission" means the federal administrative agency, or lawful successor, authorized to regulate and oversee broadband carriers, services, and providers on a national level.

J. "Macrocell" means a cell used in cellular networks with the function of providing radio coverage to a large area of mobile network access. A macrocell differs from a small cell by offering a larger coverage area and high-efficiency output. Macrocells include all wireless facilities that exceed the size standards described in "small cell wireless communication facilities." The macrocell is placed on stations where the output power is higher, usually in a range of tens of watts.

K. "Service provider" is defined in accordance with RCW [35.90.010\(6\)](#). Service providers shall include those infrastructure companies that provide telecommunications services or equipment to enable the deployment of personal wireless services.

L. "Small cell wireless facility" means a wireless communication facility where each antenna is located inside an enclosure of no more than three cubic feet in volume and all equipment associated with antenna is not cumulatively larger than twenty-eight cubic feet in volume. The following associated equipment is included in the calculation of associated equipment volume: electric meter, concealment,

telecommunications demarcation box, ground-based enclosure, back-up power systems, grounding equipment, power transfer switch and cut-off switch. The structure on which antenna facilities are mounted is: fifty feet or less, no more than ten percent taller than other adjacent support structures, or not extended to a height of more than fifty feet or by more than ten percent above its preexisting height as a result of the collation of new antenna facilities. Small cell wireless facilities include distributed antenna systems (DAS).

M. "Substantial change" means a modification that substantially changes the physical dimensions of an eligible support structure, if, after the modification, the structure meets any of the following criteria:

1. For towers other than towers in the public rights-of-way it increases the height of the structure by more than ten percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than ten percent or more than ten feet, whichever is greater;
2. For towers other than towers in the public rights-of-way it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure;
4. It entails any excavation or deployment outside the current site;
5. It would undermine the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction modification of the eligible support structure equipment, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that would not exceed the thresholds identified in subsections [\(M\)\(1\)](#), [\(2\)](#), and [\(3\)](#) of this section.
7. For purposes of determining whether a substantial change exists, changes in height are measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to January 10, 2019.

N. "Support structure" means the structure to which antenna and other necessary associated hardware is mounted. Support structures include but are not limited to the following:

1. Lattice tower. A support structure which consists of a network of crossed metal braces, forming a tower which is usually triangular or square in cross-section.

2. Monopole. A support structure which consists of a single pole sunk into the ground and/or attached to a foundation.

3. Existing non-residential structure. Existing structures as specified in LMC [16.68.030](#) to which antennas may be attached which conform to the requirements of LMC [16.68.030](#).

4. Existing utility pole.

O. "Tower" means any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless service and fixed wireless services such as microwave backhaul and the associated site.

P. "Utility pole" means a structure designed and used primarily for the support of electrical wires, telephone wires, television cable, traffic signals, or lighting for streets, parking areas, or pedestrian paths.

Q. "Wireless communications facility (WCF)" means an unstaffed facility for the transmission and reception of radio or microwave signals used for commercial communications. WCFs are composed of two or more of the following components:

1. Antenna.
2. Support structure.
3. Equipment enclosure.
4. Security barrier.

16.68.025 Review process.

A. Macrocell Wireless Communications Facilities.

1. All requests to locate macrocell wireless communication facilities in Lacey shall receive site plan review approval pursuant ~~to Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards~~ or conditional use permit approval pursuant to ~~Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards~~.

2. Wireless communication facilities proposed for co-location or location on existing commercial buildings or public structures or public property shall require approval through the site plan review process of Chapter [16.84](#) LMC.

3. Wireless communication facilities proposed as free-standing support structures shall require conditional use permit approval pursuant to ~~Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards~~.

B. Small Cell and Distributed Antenna System (DAS) Wireless Communication Facilities.

1. All requests to locate small cell wireless/DAS communication facilities in Lacey shall receive site plan review approval pursuant to [Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards](#).
2. A master permit shall be in place prior to any construction, installation, and/or placement within the city of any WCF or associated equipment.
3. All requests to locate small cell/DAS WCFs in Lacey shall meet requirements in LMC [16.68.050\(C\)](#) and must be approved prior to installation, and/or placement within the city of any WCF or associated equipment.
4. A right of way (ROW) permit shall be obtained pursuant to Chapters [12.16](#), [12.22](#) and [12.28](#) LMC prior to any construction, installation, and/or placement within the city rights of way.

C. *Third Party Review of Submittal Requirements.* Because of the complexity of technical data and analysis required for adequate review of proposals, a third party may be contacted for review and analysis of such applications, particularly where disputes arise regarding the capability of meeting city goals, standards or policies in siting these facilities. The third-party analysis will be at the discretion of the community and economic development director and will be at the expense of the applicant. The cost of such analysis will be agreed to and paid prior to processing or any action on the permit application.

D. *Shot Clocks for Land Use Approval.* The FCC requires municipalities approve or deny a land use application within certain time limits, or “shot clocks,” depending on the type of wireless facility being proposed. The shot clock starts when an application is submitted, with ten days to issue notice of an incomplete application. Shot clocks are tolled by an incomplete application, but resets when supplemental information is submitted. Shot clocks may be extended by mutual agreement between the applicant and the city.

1. Shot clock for colocation on preexisting structures is sixty days.
2. Shot clock for new poles is ninety days.

16.68.026 Conditional use permit exemptions.

A. The following are exempt from the requirement of conditional use permit, and shall be considered a permitted use in all zone districts where WCFs are permitted:

1. Minor modifications of existing WCFs and attached WCFs, whether emergency or routine, so long as there is little or no change in the visual appearance. “Minor modifications” are those modifications, including the addition of antennas, to conforming wireless and attached WCFs that meet the performance standards set forth in this chapter.
2. Macrocell facilities in commercial and industrial zones if no residential uses are located within two hundred feet of the proposed facility. Proposed facilities require site plan review approval pursuant to [Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards](#).

3. Small cell facilities co-located in the right-of-way to the extent they meet all other applicable requirements in this chapter and Chapter [5.60](#) LMC and are not in a residential zone.
4. Changes that are not “substantial changes” under the definition in this chapter.
5. Replacement of existing support structure in conformance with the allowances defined in “substantial changes” (LMC [16.68.020\(M\)](#)).

16.68.027 Submittal requirements.

A. *Applications for Macrocells Proposed under Chapter 16.66 LMC.* In addition to the information requested in the conditional use application the following items shall be required for a WCF application:

1. A diagram or map showing the viewshed of the proposed facility.
2. Scaled site and elevation drawings and photosimulations of the proposed facility from affected residential properties and public rights-of-way at varying distances.
3. A site/landscaping plan showing the specific placement of the WCF on the site; showing the location of existing structures, trees, and other significant site features; and indicating type and locations of plant materials used to screen WCF components and the proposed color(s) for the WCF.
4. A signed statement indicating:
 - a. The applicant agrees to allow for the potential co-location of additional WCF requirement by other providers on the applicant’s structure or within the same site location; and
 - b. That the applicant agrees to remove the facility within eighteen months after that site’s use is discontinued.
5. A lease agreement with the landholder or letter of authorization from the owner allowing the provider to act as an agent for the landowner in a land use application.
6. Evaluation of reasonable camouflage or concealment technology that could be proposed to lessen the visual land use impacts from the facility.
7. Justification must be provided that the structure is necessary and essential, that other methods are not possible, such as use of existing structures (other towers, buildings, etc.) or use of other technological methods such as microcell technology where systems are built as part of cable systems and no towers are needed.

B. Applications submitted under Chapter [16.84](#) LMC may require additional information the administrator deems necessary to properly evaluate the application.

C. Applications proposed for small cells shall submit, in addition to a site plan review supplemental form:

1. Scaled site and elevation drawings and photosimulations of the proposed facility from affected properties and public rights-of-way at varying distances showing colors, placements, and size of antenna and all associated components of the WCF including radios, power services, all cables, and mounts.
2. A site plan showing the specific placement of the WCF, showing the location of existing structures, trees, and other significant site features.
3. If colocating on any structure, a structural analysis.
4. A lease agreement with the landowner or letter of authorization from the owner allowing the provider to act as an agent for the landowner in a land use application, if siting a small cell on private property.

16.68.030 Permitted locations.

A. Zoning and land use compatibility shall be a primary consideration in location of WCFs. Industrial, commercial and public properties and existing commercial and industrial buildings with the exception of neighborhood commercial zones shall be encouraged for such use. Residential areas shall normally not be considered except on city property preferably in conjunction with city improvements such as water towers or public buildings.

B. WCFs may be mounted on all currently existing nonresidential buildings in nonresidential zones except as follows:

1. Any building which is an accessory structure to a residence.
2. Buildings which, due to their small size, would be dominated by the facility.

C. Building mounted WCFs must meet the following conditions and criteria:

1. A building mounted WCF may consist of the following:

- a. Nonreflective panel antenna(s);
- b. Whip antenna(s);
- c. Nonreflective parabolic dish;

d. The number of antennas shall be reasonable to accommodate the technology and maintenance compatible with the constraints of the building and prevailing land use.

2. In addition to the overall height limitations in LMC [16.68.040](#), the antennas should conform to the following general height restrictions relating to the existing building provided the site plan review committee may approve any height it feels is reasonably necessary to meet the requirements of the technology that is also compatible with surrounding land uses so as not to significantly impact the aesthetic character of the area.

a. Fifteen feet measured to the top of a panel antenna above the roof proper of the existing building at the point of attachment.

- b. Twenty feet measured to the tip of a whip antenna above the roof proper of the existing building at the point of attachment.
- c. Five feet measured to the top of a parabolic dish above the roof proper of the existing building at the point of attachment.
- 3. Whip antennas shall be camouflaged and located to minimize views from residential structures and rights-of-way.
- 4. Panel and parabolic antennas shall be adequately screened from residential views and public rights-of-way in a manner that is architecturally compatible with the building on which it is located.
- 5. Equipment enclosures shall be located within the building in which the facility is placed or located underground if site conditions permit. Otherwise, equipment enclosures shall be screened from view by compatible wall, fences or landscaping.
- 6. Design review standards of Chapter [14.23](#) LMC.
- D. WCFs requiring construction of a support structure may be located on the site of existing nonresidential uses in nonresidential zones except the following:
 - 1. Areas where support structures may not be effectively screened from view by existing structures.
 - 2. Areas where support structures cannot be adequately set back from the nearest residential use property line or the nearest vacant property zoned for residential use (usually a minimum of fifty feet), measured from the property line.
- E. WCFs requiring construction of a support structure must be located on a portion of the site that is effectively isolated from view of residential areas or public rights-of-way by structures or terrain features unless they are integrated or act as an architectural element of the structure, such as a flag pole.
- F. WCFs are not allowed on properties zoned for residential use except on public facilities or properties that can accommodate the use with camouflage or concealment technology or screening designed to avoid aesthetic impacts; an example could be a water tower with a camouflaged antenna attached.

16.68.040 Permitted height.

- A. Wireless communication facilities utilizing a free-standing support structure and omni-directional antennas and supporting structures shall be limited to the minimum height reasonably required to accommodate the technology. Support documentation shall be submitted justifying the requested height, which may include a technical analysis from an independent party of the city's choice. Small cell design requirements, including height limitations, are described in LMC [16.68.050\(C\)](#).
- B. Small cell wireless facilities utilizing a free-standing structure or existing structure on which antenna facilities are mounted shall be fifty feet or less, no more than ten percent taller than other adjacent structures, or not extended to a height of more than fifty feet or by more than ten percent above its preexisting height as a result of the collation of new antenna facilities.

16.68.050 Site development standards.

A. Free-standing wireless communication facilities shall conform to the following site development standards:

1. Support structures shall be set back from all residential property lines a distance equal to the height of the support structure plus the height of any antennas, and shall comply with all required setbacks of the zoning district in which it is located.
2. Support structures shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures so as to:
 - a. Use existing site features to screen as much of the total WCF as possible from prevalent views; and/or
 - b. Use existing site features as a background so that the total WCF blends into the background with increased sight distances.
3. Relocation of a proposed facility on the site and infill landscaping of mature plant materials consistent with landscaping of the city may be required by the city to make the best use of or to supplement existing trees and vegetation to more effectively screen the facility.
4. Support structures, panel and parabolic antennas, and any associated hardware shall be painted a nonreflective color or color scheme appropriate to the background against which the WCF would be viewed from a majority of points within its viewshed. Natural colors only may be employed and the final colors and color scheme must meet the approval of the city.
5. Equipment enclosures shall conform to the following:
 - a. Equipment enclosures will be placed underground if site conditions permit and if technically feasible.
 - b. Equipment enclosures shall be screened from view except as provided in subsection [\(A\)\(5\)\(c\)](#) of this section.
 - c. Walk-in equipment enclosures:
 - (1) May not be constructed with exposed metal surfaces.
 - (2) May not be required to be totally screened from view provided the city finds that the walk-in equipment enclosure has been designed using materials, colors, and detailing that produces a structure which emulates the desired character of the zone in which it is located.
6. Security fencing, if used, shall conform to the following:
 - a. No fence shall exceed six feet in height.
 - b. Security fencing shall be effectively screened from view through the use of appropriate landscaping materials consistent with requirements of Chapter [16.80](#) LMC.
 - c. Chain-link fences shall be painted or coated with a non-reflective color.

B. The city shall consider the cumulative visual effects of WCFs mounted on existing structures and/or located on a given permitted site in determining whether additional permits can be granted so as to not adversely affect the character of the city.

C. Small cell wireless communications facilities shall conform to the following site development standards:

1. *General Requirements.*

a. All small cell WCFs in the ROW must follow [City of Lacey Development Guidelines and Public Works Standards](#).

b. Ground mounted equipment in the rights of way is prohibited per Chapter [12.22](#) LMC, unless such facilities are placed underground or the applicant can demonstrate that pole mounted or undergrounded equipment is technically infeasible. If ground mounted equipment is necessary, then the applicant shall submit a concealment element plan.

c. No equipment shall be operated so as to produce noise exceeding requirements in LMC [16.57.030](#).

d. Small cell wireless communication facilities are not permitted on traffic signal poles.

e. Replacement poles and new poles shall comply with the Americans with Disabilities Act, city construction and sidewalk clearance standards, and state and federal regulations in order to provide a clear and safe passage within the rights of way.

f. If proposed antenna and equipment attachments to utility poles cannot meet structural standards set by the city for wind velocity and weight loads, carrier is required to provide a pole replacement before attaching antenna and equipment.

g. Applicant is required, where feasible, to place equipment on poles behind existing signs or banners already attached to poles to assist with camouflaging.

h. Per Puget Sound Energy's requirements, all applicants must pay for their own electricity through flat-rate billing or metered use.

2. *Small Cell WCFs Attached to Buildings.*

a. Small cell WCFs may be mounted to the sides of a building if the antennas do not interrupt the building's architectural theme.

b. The interruption of architectural lines or horizontal or vertical reveal is discouraged.

c. New architectural feature such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if it complements the architecture of the existing building.

d. Small cell WCFs shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.

e. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Exposed cabling/wiring is prohibited.

f. Small cell WCFs shall be painted and textured to match the building surfaces.

3. *Small Cell WCFs Attached to Wooden Poles.*

a. The wooden pole at the proposed location may be replaced with a taller pole for the purpose of accommodating a small cell facility; provided, that the replacement pole shall not exceed a height that is a maximum of ten percent taller than the existing pole.

b. A pole extender may be used instead of replacing an existing pole, but may not increase the height of the existing pole by more than ten percent. The pole extender shall be painted to approximately match the color of the pole and shall substantially match the diameter of the pole measured at the top of the pole.

c. Replacement wooden poles may either match the approximate color and materials of the replaced pole or shall be the standard new wooden pole used by the owner in the city.

d. Antennas, equipment enclosures, and all ancillary equipment, boxes and conduit shall be colored or painted to match the approximate color of the surface of the wooden pole on which they are attached.

e. Panel antennas shall be mounted as close to the surface of the wooden pole as practical.

f. Antennas should be placed in an effort to minimize visual clutter and obtrusiveness. Multiple antennas are not permitted.

g. A canister antenna may be mounted on top of an existing wooden pole, which may not exceed the height requirements described in subsection [\(C\)\(3\)\(a\)](#) of this section. A canister antenna mounted on the top of a wooden pole shall not exceed sixteen inches, measured at the top of the pole and shall be colored or painted to match the pole. The canister antenna must be placed to look as if it is an extension of the pole. In the alternative, the applicant may propose a side mounted canister antenna, so long as the inside edge of the antenna is no more than twelve inches from the surface of the wooden pole. All cables shall be concealed either within the canister antenna or within a sleeve between the antenna and the wooden pole.

h. An omni-directional antenna may be mounted on the top of an existing wooden pole, provided such an antenna is no more than four feet in height and is mounted directly on top of a pole or attached to a sleeve made to look like the exterior of the pole as close to the top of the pole as technically feasible. All cables shall be concealed within the sleeve between the bottom of the antenna and the mounting bracket.

i. All related cables and equipment shall be flush mounted to the surface of the pole, unless a further distance is technically required and is confirmed in writing by the pole owner.



Figure 16.68.050(C)(3). Acceptable and unacceptable attachments

4. *Small Cell WCFs Attached to Non-Wooden Poles.*

- a. A structural analysis is required to be submitted by applicant. If antennas and equipment to be attached to an existing non-wooden pole cannot meet load or wind requirements, the applicant is required to provide a replacement pole. See subsection (C)(4)(e) of this section.
- b. Antennas and the associated equipment enclosures shall be sited and installed in a manner which minimizes the visual impact on the streetscape whether by fully concealing the antennas and associated equipment fully within the pole or through a concealment element plan which provides an equivalent or greater impact reduction. This requirement shall be applied in a manner which does not dictate the technology employed by the service provider nor unreasonably impair the technological performance of the equipment chosen by the service provider.
- c. All conduit, cables, wires, and fiber must be routed internally in the light pole. Full concealment of all conduit, cables, wires and fiber is required within mounting brackets, shrouds, canisters or sleeves if attaching to exterior antennas or equipment.
- d. An antenna on top of an existing pole may not extend more than six feet above the height of the existing pole and the diameter may not exceed sixteen inches, measured at the top of the pole, unless the applicant can demonstrate that more space is needed. The antennas shall be integrated into the pole design so that it appears as a continuation of the original pole, including colored or painted to match the pole, and shall be shrouded or screened to blend with the pole except for the canister antennas which shall not require screening. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.
- e. Any replacement pole shall substantially conform to the design of the pole it is replacing or the neighboring pole design standards utilized within the contiguous right of way.
- f. The height of any replacement pole may not extend more than ten feet above the height of the existing pole or the minimum additional height necessary for adequate clearing from electrical wires, whichever is greater.
- g. The diameter of a replacement pole shall comply with the city's setback and sidewalk clearance requirements, ADA requirements, and, if a replacement light, then with the city's lighting requirements.
- h. The use of the pole for the siting of a small cell facility shall be considered secondary to the primary function of the pole. If the primary function of a pole serving as the host site for a small cell facility becomes unnecessary, the pole shall not be retained for the sole purpose of accommodating the small cell facility and the small cell facility and all associated equipment shall be removed.





Figure 16.68.050(C)(4). Acceptable and unacceptable attachments

5. *New Poles for Small Cell WCFs in the Rights of Way.*

a. New poles within the rights of way are only permitted if the applicant can establish that:

(1) The proposed small cell facility cannot be located on an existing utility pole or light pole, electrical transmission tower or on a site outside of the public rights of way such as a public park, public property, building, or transmission tower.

(2) The new pole is no closer than two hundred fifty feet away radially from another privately-owned freestanding small cell.

(3) The proposed wireless communications facility receives approval for a concealment element design as follows:

(a) The concealment element design shall include the design of the screening, fencing, or other concealment technology for a tower, pole or equipment structure, and all related transmission equipment of facility associated with the proposed wireless communication facility, including but not limited to fiber and power connections.

(b) The concealment element design should seek to minimize the visual obtrusiveness of wireless communications facility installations. The proposed pole or structure should have similar designs to

existing neighboring poles in the rights of way, including to the extent technically feasible similar height. Other concealment methods include, but are not limited to, integrating the installation with architectural features or building design components, utilization of coverings or concealment devices of similar material, color and texture – or the appearance thereof – as the surface against which the installation will be seen or on which it will be installed, landscape design, or other camouflage strategies appropriate for the type of installation. Applicants are required to utilize designs in which all conduit and wirelines are installed internally in the structure or otherwise integrated into the design of the structure.

(c) If the director has already approved a concealment element design either for the applicant or another wireless communications facility along the same public right of way or for the same pole type, then the applicant shall utilize a substantially similar concealment element design, unless it can show that such concealment element design is not physically or technologically feasible, or that such deployment would undermine the generally applicable design standards.

(d) Prior to the issuance of a permit to construct a new pole or ground mounted equipment in the right of way, the applicant must obtain a site-specific agreement from the city to locate such new pole or ground mounted equipment. This requirement also applies to replacement poles that are higher than the replaced pole, and the overall height of the replacement and the proposed wireless communication facility is more than fifty feet.

(e) These design standards are intended to be used solely for the purpose of concealment and siting. Nothing herein shall be interpreted or applied in a manner which dictates the use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant, alternative forms of concealment or deployment may be permitted which provide similar or greater concealment.



Figure 16.68.050(C)(5). Acceptable and unacceptable new poles

16.68.060 Co-location.

A. A permittee shall cooperate with other WCF providers in co-locating additional antennas on macrocell support structures and/or on existing buildings provided said proposed co-locators have received an appropriate permit for such use at said site from the city. A permittee shall exercise good faith in co-locating with other providers and sharing the permitted site, provided such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of

co-location. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the city may require a third party technical study at the expense of either or both the applicant and permittee.

B. All applicants shall demonstrate reasonable efforts in developing a co-location alternative for their proposal.

C. Failure to comply with the co-location requirements of this section may result in the denial of a permit request or revocation of an existing permit.

16.68.070 Technical and safety requirements.

A. *Construction and Installation.* The construction and installation of antenna support structures, antennas, attachment support structures and equipment enclosures shall be subject to the requirements of the city's [Development Guidelines and Public Works Standards](#) (with structural calculations provided by the applicant's Washington-licensed engineer), including the city's electrical code, and all applicable and most current standards published by the Electronics Industries Association/Telecommunications Industries Association (EIA/TIA). For structural components in particular, analysis per the most current TIA-222 is required.

B. *WCF Equipment Enclosures.* WCF enclosures shall be kept locked at all times and shall be clearly labeled as to the owner, operator, or a person to be contacted in the event of an emergency.

C. *Sidewalks.* WCFs shall not obstruct an existing public sidewalk or trail or area of public right of way or easement reserved for a future public sidewalk or trail.

D. *Street Lanes.* WCFs shall not obstruct a traffic lane, parking lane or bicycle lane and shall not create a traffic or sight distance impairment.

16.68.080 Radio frequency standards.

A. The applicant shall comply with federal standards for radio frequency emissions. Within six months after the issuance of its operational permit, the applicant shall submit a project implementation report which provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject site and compares the results with established federal standards. Said report shall be subject to review and approval of the city for consistency with federal standards. If on review the city finds that the WCF does not meet federal standards, the city may revoke or modify permits.

B. The applicant shall ensure that the WCF will not cause localized interference with the reception of area television or radio broadcasts. If on review the city finds that the WCF interferes with such reception, and if such interference is not cured within sixty days, the city may revoke or modify this permit.

16.68.090 Technological change and periodic review.

The city recognizes that WCFs and communication technologies in general are currently subject to rapid change. Innovations in such things as switching hardware and software, transmission/receiving

equipment, communications protocols, and development of hybrid cable/wireless systems may result in reducing the impacts of individual facilities and to render specific portions of Ordinance [1052](#) obsolete. The city recognizes the fast pace of this technology and shall have the flexibility to accommodate it where there is a conflict with provisions of Ordinance [1052](#) where the city considers it reasonable to do so where the purposes of Ordinance [1052](#) and vision of the city can still be accomplished.

16.68.100 Land use permit limitations.

- A. A permit shall become null, void and non-renewable if the permitted facility is not constructed and placed into use within eighteen months of the date of the city approval, provided that the permit may be extended one time for six months if construction has commenced before expiration of the original time period.
- B. The permit shall expire and the applicant must remove the facility if the facility is not put into use within ninety days after construction or if use is discontinued for a period in excess of ninety days. If the facility is not so removed, the city may cause the facility to be removed and all expenses of removal shall be paid by the owner of the land where the facility is located.
- C. The applicant shall maintain the WCF to standards that may be imposed by the city at the time of the granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the applicant fails to maintain the facility, the city may undertake the maintenance at the expense of the applicant or terminate the permit, at the city's sole option.
- D. The applicant shall notify the city of all changes in ownership or operation of the facility within sixty days of the change.

16.68.110 Applicability.

The requirements of this ordinance apply to all new WCFs and the expansion and/or alteration of any existing WCFs; provided that an in-kind or smaller replacement of transmission equipment will only require a written notification to the city.

16.68.111 Exempt installations.

The following items are exempt from the provisions of this chapter:

- A. Antennas designed to receive video programming from direct broadcast satellites (DBS).
- B. Antennas designed to receive video programming from multi-channel, multi-point distribution service (MMDS). MMDS is a wireless video service technology that is transmitted terrestrially rather than via satellite.
- C. Antennas designed to receive video programming from television broadcast stations.
- D. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the FCC.

- E. Antennas and related equipment no more than three feet in height that are being stored, shipped or displayed for sale.
- F. Radar systems for military and civilian communication and navigation.
- G. Licensed amateur (ham) radio stations.
- H. Satellite dish antennas less than two meters in diameter, including direct home satellite services, when used as a secondary use of the property.
- I. Routine maintenance or repair of a personal wireless service facility and related equipment (excluding structural work or changes in height or dimensions of antennas, tower, or buildings); provided, that compliance with the standards of this title are maintained.
- J. Government-owned wireless communications facilities, upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by the city designee; except that such facilities must comply with all federal and state requirements. No wireless communications facility shall be exempt from the provisions of this chapter beyond the duration of the state of emergency.
- K. Temporary, commercial wireless communications facilities, upon the declaration of a state of emergency by federal, state, or local government, or determination of public necessity by the city requirements. Said wireless communications facilities may be exempt from the provisions of this chapter up to three months after the duration of the state of emergency.
- L. Routine maintenance and repair of existing wireless communications facilities.

Exhibit L:

Chapter 16.70 STREET MERCHANTS

16.70.010 Intent.

It is the intent of this chapter to:

- A. Provide an opportunity for street merchants in zones where the use would enhance the pedestrian experience and be supportive of the intent and vision of the commercial zone in which it is located.
- B. Provide regulations for the appropriate siting and design of street merchant activities to provide for the compatibility of such use with adjacent retail activities.
- C. Provide standards that protect the public's health, safety and welfare with operation of these activities.

16.70.020 Definitions.

- A. "Approving authority" means the site plan review committee or the director according to the provisions of LMC [16.70.030\(B\)](#) (process for approval).
- B. "Director" shall refer to the director of the community and economic development department, or his or her designee, that is responsible for administration of limited administrative review pursuant to Section 1C of the Development Guidelines and Public Works Standards.
- C. "Designated food vehicle zone" is an area within a street designated for location of a food vehicles(s) by the director of public works.
- D. "Food vehicle" means a licensed and operable motor vehicle or trailer used to serve, vend, or provide food or nonalcoholic beverages for human consumption from a fixed location or along a route in a public place.
- E. "Handcrafted goods" means goods produced or created by the vendor from raw or basic materials.
- F. "Original art" means art crafted by the vendor or by artists the vendor acts as agent to on consignment of the art work.
- G. "Outdoor shopping center activities and events" means activities normally taking place in parking lots of shopping centers from time to time on a temporary basis. Activities include, but are not limited to, promotions or special showings and sale of boats and recreation vehicles or miscellaneous activities such as pony rides and carnival activities. Such activities attract consumers to the shopping center, both the traveling public and pedestrians in the area, and add flavor to the shopping experience. Activities do not significantly impede parking or circulation at the site or adversely affect permanent businesses in the area.
- H. "Outdoor food court" means one location (parking lot, plaza, or lot) where more than four street merchants selling food have located offering a choice of foods and vendors.

I. “Public place” means public right-of-way and the space above or beneath its surface, whether or not opened or improved, including streets, avenues, ways, boulevards, drives, places, alleys, sidewalks, planting strips, squares, triangles, and plazas that are not privately owned.

J. “Retail stand” means a vending cart, street merchant structure, food vehicle or temporary seasonal structure used for retail sale of approved street merchant merchandise. The retail stand is operated from a fixed location within a parking lot, pedestrian plaza, public property, or right-of-way and designed and sized to be readily moved.

K. “Street fair, outdoor food court or market” means a location where multiple street merchants and activities are organized as one function, including but not limited to one site, lot or parking lot designed or converted to accommodate multiple street vendors on a permanent or seasonal basis, the Lacey Fun Fair or a seasonal farmers’ market.

L. “Street merchant” means a merchant selling goods from a fixed location within a parking lot, pedestrian plaza, public property or right-of-way using a vending cart, food vehicle, street merchant structure or temporary seasonal structure.

M. “Street merchant structure” means a structure typically larger than a vending cart that is not intended to be moved by one vendor. Such structure is intended to be set up and stationary in one location, is less than two hundred square feet and is not permanently affixed to its location by a permanent foundation. Examples include an espresso stand, year-round fruit and vegetable stand, or other similar building intended to be used for street merchant activity as defined in this chapter.

N. “Temporary/seasonal retail stand” means a stand to sell seasonal retail items on a temporary basis. These include fireworks stands, if allowed, Christmas tree stands and local agricultural fruit stands.

O. “Vending cart” means a movable cart that is used to serve, vend, or provide food, nonalcoholic beverages, or flowers.

16.70.030 Licensing, review, and approval of street merchant application required.

A. All business activities shall meet requirements of Chapter [5.12](#) LMC for city business licensing.

B. No “street merchant,” “street fair,” “food court,” “market,” “temporary/seasonal retail stand” or “outdoor shopping center activities and events” shall be permitted to operate within the city of Lacey without first obtaining the appropriate planning approval as follows:

1. *Limited Administrative Review.* Limited administrative review shall generally be required for street merchant activities that are minor in scope and involve use of a vending cart or food vehicle located on private property or a designated pedestrian plaza. A street merchant operating from a street merchant structure located in a parking lot may also qualify for this abbreviated review depending on the size of the area to be used and the scope of activity expected. These applications shall be processed pursuant to the requirements of Section 1C.030 of the City of Lacey Development Guidelines and Public Works Standards.

2. *Site Plan Review.* Site plan review shall generally be required for street merchant activities that are larger in scope and activity than a single merchant operating from a vending cart including:

- a. Outdoor food courts, shopping center activities, and street fairs and markets that involve multiple (more than three) street merchants.
- b. Applications that are in public right-of-way that require location in a designated food vehicle zone.
- c. Applications that require special consideration because of location circumstances, size of street merchant structure or area, scope of activity, or potential impacts.

These applications shall be processed pursuant to the requirements of Chapter [16.84 11.08](#) LMC (Site Plan Review).

3. *Determining Process.* Based upon the individual characteristics of an application, considering location, size, and scope of use and potential impacts, the director may determine that a street merchant application shall be processed either as a limited administrative review, or as a full site plan review. This determination shall be based upon which process best matches the need for review of a project, considering its individual and unique circumstances, and shall be based upon the sole discretion of the director.

C. *Complete Application and Content.* Street merchant applications shall include the following information:

1. Detailed scale drawings of the location of the stand.
2. The device to be used, materials specifications with drawings showing all four sides of the vending device, color schemes and any logos, printing or signs which will be incorporated. For existing vending devices, color photographs may be substituted for drawings.
3. The application shall contain a plan for scheduled hours of operation for the season that includes time of day, days of week, months of the year, and scheduled closings.
4. Written approval of the landowner shall also be submitted at the time of application.

D. *Permitted Street Merchant Activities.* The approving authority may approve street merchant activities meeting the definition of retail stands and temporary/seasonal retail stands. Provided, the approving authority may approve street fairs, outdoor food courts or markets, or outdoor shopping center activities and events based upon findings consistent with the intent of this chapter and the approval process as outlined in subsection [B](#) of this section.

E. *Approving Authority Consideration and Decision.* The approving authority, as described in subsection [B](#) of this section, shall ensure the following items are satisfied when acting upon an application:

1. The proposal is consistent with the standards and intent of this chapter.
2. The proposal will enhance the attractiveness of the pedestrian environment in which it is located.

3. The proposed street merchant activities are designed, oriented and operated to serve pedestrians with the exception of a street merchant structure or temporary/seasonal retail stand located in a parking lot.

F. Based upon consideration of the application and its consistency with the intent and standards of this chapter, the approving authority may approve or deny an application. In approving an application, the approving authority may require any conditions on operation, location or design it deems necessary to ensure compliance with this chapter.

G. The approving authority may administratively approve any variances from the standards section of this chapter it deems necessary to fully satisfy the intent of this chapter to provide an exceptional pedestrian experience at strategic locations within the city.

H. When authorizing variances to retail stand criteria, the applicant should demonstrate to the approving authority's satisfaction the approved design will be compatible with surrounding architecture, will add to the pedestrian desirability of the area, and will be a benefit to the neighborhood and zone in which it is located.

16.70.040 Design and development standards for retail stands.

Retail stands shall generally comply with the following requirements:

A. Vending carts will normally not be more than sixty square feet provided the approving authority may approve any size of vending cart it determines meets the spirit and intent of this chapter.

B. A street merchant structure shall not be more than two hundred square feet in size.

C. A canopy or umbrella may be included with a retail stand. The canopy or umbrella shall be of vinyl, canvas, or similar durable material. All parts of such umbrella or canopy must have a minimum of seven feet of vertical clearance to the ground.

D. Retail stand materials shall be low maintenance and cleanable, preferably painted and of noncorrosive metal.

E. Temporary/seasonal retail stands may be of the size necessary to carry out their temporary operations as approved by the approving authority.

F. Each retail stand shall be a self-contained unit; provided, however, that self-contained electrical power generators are not permitted unless the approving authority determines noise impacts can be mitigated. Utility service connections may be permitted at permanent street merchant pads at the discretion of the city. Electrical service connections may be permitted by a property owner leasing space to a street merchant or by the adjacent property owner and when the following requirements are met:

1. Electrical lines are not allowed overhead or lying on the sidewalk.

2. The outlet location must be placed outside the walkways which are accessible to public and private use.

3. Length of electrical hookup must be within fifteen feet of the stand.
4. No extension cords will be allowed.
5. Hookup must be permanently wired to the retail stand and meet National Electrical Code requirements as to type, size and grounding, terminating in an approved outside weatherproof-type receptacle.
6. Each retail stand shall require an electrical permit unless previously approved, and will require inspection prior to operation of the stand.
- G. Advertising signs may only be placed on the cart. Provided, street merchants selling food or nonalcoholic beverages within pedestrian plazas may have one sandwich board sign which would be limited to two feet wide and four feet high. Such sandwich board sign must be located within the pedestrian plaza and oriented to pedestrians at the site.
- H. All required licenses and permits issued by the city of Lacey must be displayed in a prominent, visible manner.
- I. It is the responsibility of the applicant to obtain necessary health department licenses and to adhere to best practices for food handling when undertaking street merchant activities involving the preparation and serving of food.
- J. All persons conducting a retail stand business within the city must keep the site clean and orderly at all times and pick up any refuse or debris and clean up liquid spillage deposited by any person using the business location. Additionally, all such persons shall provide a refuse container for litter. This container shall be of a design approved by the city and must be emptied on a regular basis.
- K. Support equipment and accessories shall generally be self-contained within the retail stand. Support equipment and accessories must not be placed so as to impede pedestrian or vehicular traffic or distract from the pedestrian experience.
- L. Retail stands selling food within a pedestrian plaza may have accessory seating and tables. Retail stands selling art and crafts may have merchandise displays set up adjacent to the retail stand for pedestrian view only. The location of art and craft displays shall be approved by the approving authority only when it determines such accessories will enhance the pedestrian experience at the site and be compatible with the intent of the zone and neighborhood in which it is located.
- M. All persons conducting a retail stand business shall obey any order of a police officer to temporarily move such retail stand to avoid congestion or obstruction of the surrounding area for pedestrian and/or vehicular traffic.
- N. All retail stands shall have fire extinguisher(s) available according to currently adopted fire code requirements.
- O. Sustainable and creative designs are encouraged.
- P. Street merchant designs that are fun and add interest to the street are encouraged.

16.70.045 Approved retail stand merchandise.

The following merchandise may be sold from retail stands:

- A. Food.
- B. Nonalcoholic beverages.
- C. Newspapers and magazines.
- D. Original art and handcrafted goods.
- E. Other items the approving authority determines are appropriate to pedestrian areas that will enhance the pedestrian experience.

16.70.050 General location standards.

A. Retail stands may only be located in the following zones:

- 1. All commercial zones.
- 2. All light industrial zones.
- 3. Community office zone.
- 4. Mixed high density corridor and mixed moderate density corridor.
- 5. Along arterials and collectors at key multimodal intersections in pocket parks or pedestrian plazas as approved by the approving authority based upon findings that it will enhance the local pedestrian experience.
- 6. Open space institutional zones.

B. Retail stand locations shall be compatible with the pedestrian and the vehicular nature of the zone, the use of the right-of-way as a public thoroughfare, the use of parking lots as public parking areas, and/or the use of an open air plaza. The site shall be located to enhance the pedestrian nature of the zone and shall not be located so as to attract or serve vehicular traffic.

C. Temporary/seasonal retail stands may be located to attract and serve vehicle traffic.

D. In determining whether or not the proposed location would be permitted, the following criteria shall be considered:

- 1. The type and intensity of the proposed use and the type and intensity of existing uses;
- 2. The width of the sidewalk, pedestrian plaza or parking lot in which it is to be located;
- 3. The proximity and location of existing street furniture, including but not limited to signposts, lampposts, bus shelters, benches, phone booths, trees, newsstands, as well as the presence of bus stops and truck loading areas;

4. Established or proposed pedestrian and vehicular traffic patterns;
 5. The number of available retail stand sites in a given area or zone of the city and the number of existing retail stands in such area;
 6. Other factors deemed relevant by the approving authority, consistent with the purpose of this chapter and intent of the zone proposed for the use.
- E. The retail stand and location shall promote the diversity of retail stand activity.
 - F. The site and retail stand together shall not create a pedestrian or vehicular traffic hazard.
 - G. The retail stand shall be compatible with uses in the general vicinity and adjacent properties.
 - H. The retail stand location shall promote the pedestrian nature of the general area in which it is located.
 - I. The retail stand location shall be compatible with the public interest in the use of the sidewalk as a public right-of-way and the use of a public or private parking lot for the primary intended use of vehicular parking and, as such, shall not endanger the public health, safety and welfare.

16.70.060 Specific location standards.

- A. No retail stand shall be placed within one hundred feet or fronting a property of a business which specializes in an item that the retail stand offers for sale unless the applicant owns the establishment or has written consent from the proprietor of the establishment, e.g., a retail stand selling ice cream may not be located within one hundred feet of an established ice cream parlor. This one-hundred-foot distance restriction shall be measured using the distance of the route of access between the two uses (the route someone would walk or drive).
- B. The distance requirement of subsection [A](#) of this section may be reduced or waived if the street merchant is locating adjacent to a key pedestrian intersection and in a designated pedestrian plaza designed to accommodate a street merchant, or other circumstance related to the context of the application that make a lesser buffer appropriate to meet the intent of this chapter.
- C. Each retail stand shall be placed so it does not obstruct or impede pedestrian or vehicular traffic.
- D. Each retail stand shall be limited to its approved locations.
- E. Only one retail stand site shall be approved for each pedestrian plaza or pocket park or parking lot unless the approving authority finds that additional stand(s) would be consistent with the intent of this chapter to promote the pedestrian experience and will not adversely impact pedestrian or vehicular circulation or be detrimental to the intent and vision for the surrounding zone.
- F. Any retail stand located in a parking lot shall comply with the following minimum standards:
 1. The retail stand shall not block entrances and exits to the parking lot or fire exit doors of any buildings;

2. Retail stands should normally not occur in parking spaces directly in front of entrances or windows of the building;
 3. The retail stand shall comply with all other applicable city ordinances.
- G. No retail stand shall be located within eight feet of an abutting property.

16.70.065 Location and leasing of city property for retail stand activities.

The approving authority may designate approved retail stand sites in any zone approved for such use on publicly owned parks, pedestrian plazas or city right-of-way on a sidewalk or street side in a designated food vehicle zone. In doing so, the number of approved sites shall be limited to what the approving authority determines is appropriate to the pedestrian experience of the site and consistent with the intent and vision of the zone in which it is located. The approving authority must also find that the location of such retail stand space will not adversely affect pedestrian or vehicular traffic flow or create any undue hazard and will generally meet location criteria of LMC [16.70.050](#) and [16.70.060](#). In such cases, the city may competitively lease such spaces to street vendors consistent with policy for leasing of vending spaces to private entrepreneurs in city parks.

16.70.070 Insurance.

If an area to be approved for a retail stand is City-owned, such as a sidewalk or street right-of-way, the applicant must obtain and retain public liability and property damage insurance coverage, naming the City as a co-insured, and must sign an agreement to indemnify and hold the City harmless. The amount of coverage shall be determined by the City.

16.70.080 Permit limitations.

- A. A retail stand review approval may not be transferred to another person or to a location other than that stated on the permit.
- B. Retail stands issued for public right-of-way or public property shall normally be reviewed once every year and may be extended each year for additional one-year increments if the approving authority finds that the retail stand has been operated in a way to enhance the pedestrian experience and is still a benefit to the zone in which it is located. When granting extensions, the approving authority may attach additional conditions to an approval it deems necessary to comply with this chapter or new city regulations. This shall not prohibit the city from entering into multiple-year contracts if such are considered appropriate for the site and consistent with city policy.
- C. Any permit or approval issued by the city for a retail stand on private property does not affect the permittee's responsibility to secure and maintain a contract or written approval from the property owner.

16.70.090 Permit revocation.

The approving authority may immediately revoke or suspend a permit or deny either the issuance or renewal thereof if the committee finds that:

- A. The applicant or permittee has violated or failed to meet any of the provisions of this chapter or conditions of the permit;
- B. The retail stand or operation is detrimental to the surrounding businesses or to the public due to either appearance or condition of the stand;
- C. Any required licenses have been suspended, revoked or cancelled;
- D. The applicant or permittee does not have a current, effective insurance policy in the minimum amount provided in this chapter;
- E. The scheduled hours of operation are not followed; or
- F. The property owner has withdrawn approval or revoked the contract allowing the use on his/her property.

Upon denial, suspension or revocation, the approving authority shall notify the applicant or permittee in writing of the action the approving authority has taken and the reasons therefor. After giving such notice by mail or in person, if the retail stand has not been removed within fifteen days, the city may cause a removal of any retail stand found in violation of this chapter, and is authorized to store such stand until the owner thereof shall redeem it by paying the removal and storage charges.

16.70.110 Appeals.

Any decision of the city of Lacey, in the administration of this chapter, may be appealed in accordance with Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards.

Chapter 16.72 OFF STREET PARKING AND LOADING

16.72.010 Intent.

It is the intent of this chapter to:

- A. Assure that space is provided for the parking, loading and unloading of motor vehicles on the site of premises or uses which attract said motor vehicles;
- B. Provide minimum and maximum standards of space and parking arrangements, and for the movement of motor vehicles into and out of such spaces;
- C. Promote implementation of the city of Lacey Transportation Plan policies to support commute trip reduction programs and more use of transportation choices;
- D. Provide alternatives and incentives to reduce parking needs by utilizing transportation demand management (TDM) strategies;
- E. Reduced parking has benefits, particularly considering opportunities for alternative use of valuable land resources. Less space utilized for parking means additional area for retail space, additional building pads, or more pervious surface and landscaping. Increased retail space can help promote a healthy retail tax base. More pervious surface and landscaping can reduce drainage impacts, and promote more attractive cityscape;
- F. Calm traffic for pedestrian comfort and security on public streets and parking lots by:
 - 1. Controlling access to sites; and
 - 2. Allowing parking on the streets in zones with a pedestrian emphasis for separation between the sidewalk and moving automobiles;
- G. Enhance safety for pedestrians and motor vehicle operators;
- H. Encourage the creation of an aesthetically pleasing and functionally adequate system of off-street parking and loading facilities.

16.72.020 General requirements.

- A. Off-street parking spaces and driveways shall not be used at any time for purposes other than their intended use, i.e., the temporary storage of motor vehicles used by persons visiting or having business to conduct on the premises for which the parking is provided. Provided, however, the site plan review committee may approve other uses it deems reasonable that will not adversely impact parking requirements for the primary use of the property such as street merchant pads, temporary seasonal merchandise displays, pedestrian refuge islands, and pocket parks for pedestrian seating and use.
- B. Parking space required and intended for use by occupants or users of specific premises shall not be leased or rented to others, nor shall such space be made unavailable through other means to the users for whom the parking spaces are intended. This, however, does not preclude shared parking arrangements approved by the city or other activities approved by the site plan review committee.

C. Except where specifically permitted in certain zoning districts, off-street parking spaces shall not be used for loading or unloading of commercial vehicles larger than those vehicles for which the parking spaces are intended.

D. Whenever a building or a piece of land is put to a use different from the immediately preceding use, or when a building is remodeled, reconstructed or expanded, adequate off-street parking shall be provided consistent with the new use, reconstruction or expansion of the premises.

E. Proposed large projects that are defined as major employers or worksites (RCW [70.94.524](#)) shall provide an assessment of the cost of parking space separate from the cost of the area used for building purposes. This information will help the applicant, the city of Lacey and Intercity Transit evaluate opportunities for parking reduction and TDM strategies.

16.72.025 Maintenance.

A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this chapter are maintained for the duration of the improvement or use requiring the parking area.

B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.

C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or, in areas where curb exists, the curb may be painted red in lieu of signs.

16.72.030 District parking requirements.

A. The requirements for any use not listed herein shall be those of the listed use most similar to the unlisted use. When similarity is not apparent, the enforcing officer and/or the site plan review committee shall determine the minimum and maximum for the unlisted use.

B. For conditional uses, as identified and described in Chapter [16.6611.09](#) LMC, the parking requirement shall be as provided in that chapter or as determined by the site plan review committee.

C. *Residential District.* Off-street parking requirements for residential districts are located in Table [16T-13](#).

D. *Commercial, Community Office and Industrial Uses.*

1. General Parking Standards--Parking Standard Table.

a. In the several commercial, industrial, community office, and mixed use districts, off-street parking requirements shall be as shown in Table [16T-13](#); provided, that all of the property is controlled by a single person or corporation, or written agreements for shared parking, acceptable to the city, are filed with the enforcing officer.

b. *Phased Reduction of Maximum Parking Standards.* One technique for transportation demand management (TDM) is to reduce maximum allowable parking spaces. This can be done by slowly phasing down the maximum allowable number of parking spaces over a period of years. This technique has advantages of reducing vehicle trips and conserving urban commercial land that can be used for other purposes. However, this technique has the potential to have a significant adverse impact on the jurisdiction's economic development if other reasonable forms of alternative transportation are not available. This technique should be periodically revisited to consider its viability but should not be implemented until its viability for Lacey is established.

c. *Minimum Optional Guidelines and Maximum Standards.* To promote parking reduction, the optional minimum guideline serves as a suggested parking number but is not mandatory for automobiles except for single-family residential development. Applicants are encouraged to provide less automobile parking than the minimum listed whenever possible based upon being located within one-half mile of a fixed transit route with thirty-minute headway or less, available on-street parking, shared parking within walking distance, on-site vehicle sharing programs, and other factors. The minimum number listed for bicycle parking shall be provided as indicated in the table for both commercial and residential development.

If the number of parking spaces is less than the minimum required, this shall be demonstrated at the time of application to the site plan review committee based upon a parking plan. Upon justification to the satisfaction of the committee, whatever number of parking spaces agreed upon shall be the number required, and this shall be an enforceable condition of the approval.

The maximum parking standards may be increased if the site plan review committee finds compelling reasons to do so. Such determination shall be at the sole discretion of the committee based upon such factors as unique site or use requirements, historical data of a particular use or other relevant factors indicating additional parking is necessary to properly serve a use or uses at a site.

Shared parking agreements are encouraged if the physical relationship between the premises is within convenient walking distance and makes such sharing possible.

2. If more parking spaces than the maximum permitted by Table [16T-13](#) exist on the subject property, an owner/developer may lease those excess spaces or convert excess spaces into LID facilities where feasible, such as permeable paving or bioretention, until conformance with Table [16T-13](#) is reached.

a. Shared parking is particularly encouraged when:

- (1) The total number of parking spaces provided is sufficient to meet expected demand; or
- (2) The uses are operating during different hours and number of spaces needed for all uses at any one time are satisfied. If permitted, the total number of spaces for a shared arrangement should be no greater than the maximum number of spaces permitted for all uses operating at the same time.

b. Where adjoining parking facilities of two or more ownerships are developed and designed as one parking facility, a reduction of required parking spaces may be permitted based upon the increased potential opportunity for shared parking and other parking reduction techniques.

c. The continuation of joint or shared facilities should be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking association. Joint or shared parking associated with multi-tenant retail and commercial uses will be considered to be a shared parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the shared parking facility below seventy-five percent of the requirements for all uses sharing the facility will be required to provide additional parking.

d. For large projects where a traffic study is required under Chapter [14.21](#) LMC (Traffic Mitigation and Concurrency) and the proposal has one hundred or more employees, a comprehensive TDM strategy may be proposed to achieve a reduction in minimum parking listed in the parking table. Additionally, a bonus credit towards transportation impact fees may be awarded for reducing parking area pursuant to this section. The reduction in parking permitted and the incentive bonus shall be commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs.

Alternative programs that may be considered by the enforcing officer and/or site plan review committee under this provision include, but are not limited to, the following:

- (1) Private vanpool operation;
- (2) Transit/vanpool fare subsidy;
- (3) Imposition of a charge for parking;
- (4) Provision of subscription bus services;
- (5) Flexible work hour schedule;
- (6) Capital improvements for transit services;
- (7) Preferential parking for carpools/vanpools;
- (8) Participation in the ride-matching program;
- (9) Reduction of parking fees for carpools and vanpools;
- (10) Establishment of a transportation coordinator position to implement carpool, vanpool and transit programs;
- (11) Bicycle parking facilities including associated shower and changing facilities;
- (12) Compressed work week;
- (13) Telecommuting;
- (14) Advancements in technology including autonomous vehicles;
- (15) Other techniques and strategies approved by the site plan review committee.

e. Parking reduction under this subsection [\(D\)\(2\)](#) must provide information regarding the administration of the program to the site plan review committee. The information must include:

- (1) Address each individual TDM strategy as part of the transportation impact analysis;
- (2) Provide the city with an estimate of peak hour employees as part of their site plan review application and traffic impact analysis;
- (3) Provide estimated parking occupancy rates for the development as part of the transportation impact analysis showing average weekday use;
- (4) Demonstrate how TDM strategies will be used to minimize the need for parking.

3. The city is hereby authorized to develop parking requirements specific to certain geographic locations or districts rather than individual sites by pooling parking supply in desired locations. Any parking requirements established as part of these programs may deviate from the typical standards contained herein and would be binding on the properties within these locations.

E. *Transportation Demand Management Incentives.* The site plan review committee shall determine whether the applicant can receive a traffic impact mitigation fee reduction for implementation of TDM strategies that reduce parking needs. Such incentives will be as listed in the following schedule as well as any traffic mitigation credit allowed under LMC [14.21.030](#). The incentive bonus is as follows:

1. Any developer who builds at the minimum amount of parking allowed shall receive a five percent trip reduction in the calculation of traffic impacts.
2. Any developer who builds at or below the minimum and includes significant strategies from subsection [\(D\)\(2\)\(d\)](#) of this section is eligible for an additional five percent trip reduction bonus.
3. Additional bonuses will be allowed under the provisions of LMC [14.21.030](#).

Table 16T-13

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
BUSINESS PARK				
General business park ¹	Per 1,000 square feet	2	4	See offices
COMMERCIAL				
Banks	Per 1,000 gross square feet	2	3	See offices

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Billiard halls	Per table	1	2	1 per 20 auto stalls. Minimum of 4
Bowling alleys	Per alley	3	5	1 per 20 auto stalls. Minimum of 4
Commercial recreation	Per 1,000 square feet	3	5	1 per 20 auto stalls. Minimum of 4
Daycare, preschools, nursery schools	Per teacher plus 1 drop-off loading area per 7 students	0.5	1	1 per 25 auto stalls. Minimum of 1
Hotels, motels	Per room or suite	1	2	See retail
Medical offices	Per 1,000 square feet of GFA	2	4	See offices
Mini storage	Per 100 units or a minimum of 3 spaces plus 2 for permanent on-site managers	1		None
Mortuaries, funeral homes	Per 4 seats	1	2	None
Neighborhood commercial shopping area	Per 1,000 square feet	1	2	See retail
Office building	Per 1,000 square feet of GFA			1 per 15 auto stalls. Minimum of 2

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
	• With on-site customer service	2	4	
	• Without on-site customer service	1.5	3	
Regional shopping centers, food and drug stores	Per 1,000 square feet of GFA	3	6	See retail
Restaurants	Per 100 square feet of dining area	1	4	See retail
Retail	Per 1,000 gross square feet	3	6	1 per 20 auto stalls. Minimum of 2
Retail in mixed use development ²	Per 1,000 gross square feet	2	4	See retail
Service stations (mini marts are retail uses)	Per employee plus per service bay	0.5	1	None
INDUSTRIAL				
General industrial	Greatest number of employees on a single shift plus 1 square foot of parking for each square foot of display area plus 1 space for each vehicle owned, leased or operated by the company	0.5	1	See offices

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Warehouse	Per 1,000 square feet of GFA plus	1		None
	Per 400 square feet of GFA used for office or display area	1		
INSTITUTIONAL				
Convalescent facilities, nursing homes	Per 2 patient beds	1	3	See offices
Hospital	Per bed	0.5	1	See offices
Libraries	Per 200 square feet of GFA	0.5	1	1 per 20 auto stalls. Minimum of 2
Schools, elementary and junior high	Per classroom and office	1	1.5	1 per classroom
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	2	1 per five auto stalls. Minimum of 2
PLACES OF ASSEMBLY				
Places of assembly without fixed seats	Per 1,000 square feet of GFA ³	10	11	1 per 25 auto stalls. Minimum of 2
Places of worship	Per 4 seats	1	2	1 per 40 auto stalls. Minimum of 4

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Stadiums, auditoriums, gymnasiums, theaters ⁴	Per 4 seats of the permitted assembly occupants	1	1.5	1 per 25 auto stalls. Minimum of 4
RESIDENTIAL				
Accessory dwelling unit	Per dwelling unit	1		None
Single-family	Per dwelling unit	2 ⁶		None
Duplexes	Per dwelling unit	2		None
Multifamily structures	Per each studio unit	1		1 per 10 auto stalls. 2 minimum per building
	Per each 1- or 2-bedroom unit	1.5		
	Per each 3 or more bedroom unit	2		
Manufactured home subdivision	Per dwelling unit	2		None
Manufactured home parks ⁵	Per dwelling unit	1.5		None
Rooming houses, lodging houses, bachelor or efficiency units	Per occupant	1	3	None
Senior citizen apartments	Per 3 dwelling units	1	2	See multifamily

1 When calculating need, a lower ratio of five-tenths per one thousand square feet of GFA can be justified when a covenant is attached to the property that limits the occupancy load to ninety-five

percent of the parking stalls available. In addition, the SPRC may authorize a parking ratio up to five spaces per one thousand square feet of GFA if the need can be demonstrated.

2 If retail space in a mixed-use development exceeds forty percent of the gross floor area of the development, the retail use parking requirements of this section apply to the entire space.

3 Gross square feet does not include enclosed or covered areas used for off-street parking or loading, mechanical floor areas or covered public spaces.

4 School and/or public facility parking spaces may be used provided the facilities are on the same or contiguous parcels within three hundred feet of the theater or auditorium.

5 In manufactured home parks, the parking spaces in excess of one per manufactured home may be grouped in shared parking areas.

6 For single-family residential development, a minimum of two parking spaces is required.

The following notes apply to all of the above uses:

- Minimum automobile spaces listed in the table are optional guidelines provided in LMC [16.72.030\(D\)\(1\)\(c\)](#) (optional minimum guidelines). Minimum parking spaces for bike parking are mandatory.
- Parking ratios for mixed use development projects shall be determined by calculating the percentage of GFA by use multiplied by the appropriate parking ratio for each use plus a five percent parking reduction for two uses, ten percent parking reduction for three uses and fifteen percent parking reduction for four or more uses.
- Parking spaces provided as part of the above/below grade parking amenity identified in Table [14T-12](#) shall be exempt from all maximum parking requirements.
- All major employers or major worksites, as defined by RCW [70.94.524](#), shall designate at least five percent of auto spaces as carpool spaces. These spaces must be located as close to the main employee entrance as possible and shall be called out on the site plan.
- Where adjacent roads are designed for on-street parking and approved by the public works director, parking credit may be given for on-street parking.

16.72.040 Repealed

Repealed by [Ord. 1496](#). **16.72.045 Repealed**

Repealed by [Ord. 1496](#). **16.72.050 Development standards.**

A. Parking lot construction shall comply with LMC [14.19.030](#).

B. Parking area design shall include:

1. *Ingress and Egress*. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city engineer.

2. *Backing Out Prohibited.* In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

3. *Parking Spaces--Access and Dimensions.* Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in Tables [16T-18](#), [16T-19](#), and [16T-20](#).

4. *Surfacing.* All parking areas for more than four vehicles shall be surfaced with permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.

5. Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

6. Parking shall be designed and constructed for a minimum of thirty percent and a maximum of fifty percent of the required number of spaces for compact size cars. An applicant must clearly identify all spaces designed and constructed for compact car use. The enforcing officer and/or site plan review committee may approve the design and designation of the required percentage of spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.

7. Parking area for land uses located outside the city shall be prohibited.

8. Convenient and safe pedestrian access shall be provided. At a minimum, pedestrian features shall include:

a. Raised crosswalks with color and texture (preferably brick or brick-like) where pedestrian access crosses automobile access lanes.

b. Pedestrian lanes shall be designed with texture and color, preferably brick or brick-like accents.

c. Planter areas and vegetated LID facilities shall be designed in consideration of pedestrian access to provide separation from automobile access lanes, to help identify areas for pedestrian access and to make pedestrian access more comfortable and inviting.

d. Pedestrian access shall be designed through a consideration of on-site activity as well as uses and destination sites that are located in the surrounding area. Where parking areas for other destination sites are adjacent to the site, linkage should be provided so customers from one site will not have to get in a car and drive to the next.

e. Lighting shall be provided along designated pedestrian routes to enhance safe walking conditions and to deter crime. Lighting shall be adequate, focused and shielded to illuminate pedestrian paths and to prevent light impacts to adjacent properties. Lights provided for a parking lot shall be designed to provide coverage for both vehicles and pedestrians and may be of a scale appropriate to both. Where pedestrian routes leave a parking lot, pedestrian-scale lighting shall be used.

9. An owner/developer may install parking spaces in phases if a phased schedule has been approved by the enforcing officer and/or site plan review committee. This schedule must specifically indicate when the parking will be provided. The enforcing officer and/or site plan review committee may permit the use of temporary parking areas with appropriate screening as part of a phasing schedule. In addition, the enforcing officer and/or site plan review committee may require a performance assurance device to insure conformance with the requirements of Ordinance [1130](#).

10. When adequate vehicular access to an approved lot or development is available from a side street, no such access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic or the street that would have the least conflict with pedestrian traffic.

11. *Parking Area and Circulation Design.*

a. The city public works department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.

b. Internal circulation of the lot shall be so designed as to minimize conflicts with pedestrians with priority given to pedestrians considering convenience, comfort, safety and security. In-and-out driving time, idling time and time spent looking for a parking space should be a consideration, but should not influence design parameters that reduce pedestrian functionality.

c. Parking areas shall include landscaping as required by Chapter [16.80](#) LMC. Landscaping shall be designed to provide both functional and aesthetic benefits, be designed to ensure safety for drivers and pedestrians, and avoid creating security dangers for customers or employees.

d. Parking circulation and design shall meet requirements for public transportation and pedestrians under LMC [14.23.084](#).

C. *Bicycle Design Standards.*

1. The minimum bicycle rack shall be grouped into four parking stalls for ease of visibility to the public. Bicycle facilities shall be shared among adjoining establishments.

2. Bicycle racks which only support a bicycle front or rear wheel are not permitted. The rack shall be securely mounted to the ground and covered and provide two points of support on the frame to prevent locked bicycles from falling over.

3. Bicycle parking spaces shall be two feet by six feet with no less than a seven-foot overhead and a five-foot maneuvering aisle behind each row of bicycle parking.

4. A bicycle parking area shall be separated from a motor vehicle parking area by a barrier, post or bollard, or by at least five feet of open space behind the maneuvering area.

5. Bicycle facilities shall be located no further from a public entrance than the nearest non-handicapped parking stall.
6. If public bicycle parking is not clearly visible from the main entrance, then directional signs shall be provided.
7. All major employers or major worksites, as defined by RCW [70.94.524](#), shall provide bicycle parking facilities, lockers, changing areas, and showers for employees who bicycle or walk to work.

Chapter 16.73 ELECTRIC VEHICLE INFRASTRUCTURE

16.73.010 Intent.

- A. To provide adequate and convenient electric vehicle charging stations to serve the needs of the traveling public;
- B. To provide opportunities for Lacey residents to have safe and efficient personal electric charging stations located at their place of residence;
- C. To provide the opportunity for commercial and industrial projects to supply electrical vehicle charging station services to their customers and employees;
- D. To create standard criteria to encourage and promote safe, efficient and cost effective electric vehicle charging opportunities in a full range of zones and settings for convenience of service to those that use electric vehicles.

16.73.015 General Provisions.

- A. Use of specially designated charging stalls: Electric vehicle charging stations should be reserved for parking and charging electric vehicles only.
- B. Electric vehicles parking: Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

16.73.020 Definitions.

- A. “Battery charging station” means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter [19.28](#) RCW and consistent with rules adopted under RCW [19.27.540](#).
- B. “BEV” means a battery electric vehicle. A battery electric vehicle, or BEV, is a type of electric vehicle (EV) that uses chemical energy stored in rechargeable battery packs. As with other electric vehicles, BEVs use electric motors and motor controllers instead of internal combustion engines (ICEs) for propulsion. Sometimes, all-electric vehicles are referred to as BEVs (although a plug-in hybrid vehicle is also a battery electric vehicle).
- C. “Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter [19.27](#) RCW and consistent with rules adopted under RCW [19.27.540](#).
- D. “Charging levels” means the electrical force, or voltage, at which an electric vehicle’s battery is recharged. Levels 1, 2, and 3 are the most common EV charging levels, and include the following specifications:

1. Level 1 is considered slow charging. It requires a 15 or 20 amp breaker on a 120-volt AC circuit and standard outlet. This level of charging can fully recharge a BEV between 8 and 32 hours and a PHEV between 3 and 15 hours.

2. Level 2 is considered medium charging. It requires a 40 amp to 100 amp breaker on a 240-volt AC circuit. This level of charging can fully recharge a BEV between 4 and 6 hours and a PHEV between 1 and 2 hours.

3. Level 3 is considered fast charging. It requires a 60 amp or higher dedicated breaker on a 480 volt or higher three-phase circuit with special grounding equipment. Level 3 charging uses an off-board charger to provide the AC to DC conversion, delivering DC directly to the car battery. Charging time ranges from 25-40 minutes for BEVs and less than 20 minutes for PHEVs.

E. "Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; (4) medium-speed electric vehicle; and (5) electric motorcycles.

F. "Electric vehicle charging station" means a public or private parking space located together with a battery charging station which permits the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. An electric vehicle charging station is permitted as an accessory use to any principal use.

G. "Electric vehicle infrastructure" means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

H. "Electric vehicle parking space" means any marked parking space that identifies the use to be exclusively for an electric vehicle.

I. "Fast charging station" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth by Chapter [19.28](#) RCW and consistent with rules adopted under RCW [19.27.540](#).

J. "NEV" means a Neighborhood Electric Vehicle. This is an electric vehicle that is capable of traveling at a maximum speed of 25 mph. They come with safety features like headlights, turn signals and seat belts. They may also be referred to as Low Speed Vehicles or LSVs.

K. "Non-Electric Vehicle" means any motor vehicle that does not meet the definition of "electric vehicle."

L. "PHEV" is a plug-in hybrid electric vehicle, also known as a plug-in hybrid. It is a hybrid vehicle with rechargeable batteries that can be restored to full charge by connecting a plug to an external electric power source. A PHEV shares the characteristics of both a conventional hybrid electric vehicle, having an electric motor and an internal combustion engine; and of an all-electric vehicle, also having a plug to connect to the electrical grid. Most PHEVs on the road today are passenger cars, but there are also PHEV

versions of commercial vehicles and vans, utility trucks, buses, trains, motorcycles, scooters, and military vehicles.

16.73.030 Where Permitted.

A. *Zones Allowed.* “Electric vehicle charging stations” shall be considered an allowed use in association with a primary permitted use in every zoning designation;

B. *Battery Exchange Stations.* “Battery exchange stations” are permitted in any commercial, industrial or mixed use zone. Provided, all other requirements for the building or space the use occupies can be satisfied, such as design review, fire code and building code requirements. This use is specifically prohibited in exclusively residential zones or zones designated OSI for environmentally sensitive reasons.

16.73.032 Required Facilities.

A. Electric vehicle charging station(s) level 2 or higher shall be provided for the land uses in Table [16T-86](#); provided, that one of the following occurs:

1. A new building or a new off-street parking facility is developed;
2. The parking capacity of an existing building, site, or parking facility is increased by more than fifty percent. The fifty percent threshold shall be cumulative over the most recent five years, including calculations of all previously exempt expansions.

Table 16T-86 Required Number of Electric Vehicle Charging Stations

Land Use Type	Percentage of Parking Spaces*
Multifamily residential, 10 or more units	5%
Lodging	5%
Office, institutional, municipal, medical	3%
Industrial	1%
Recreational/entertainment/cultural	1%

* Percentage shall be rounded to the nearest whole number of spaces. For example, if two and four-tenths spaces are calculated, two spaces would be required. If two and six-tenths spaces are calculated, three spaces would be required. For percentages equaling one-half space or less, no spaces are required.

16.73.035 Process for Review for Battery Exchange Stations.

If the facility includes a battery exchange station, or is associated with a new commercial activity requiring SPR approval, the application shall be reviewed and approved through [SPR \(Chapter 16.84 LMC\) Site Plan Review, Chapter 11.07 LMC](#).

16.73.040 Design Criteria and Guidelines.

A. The following criteria shall be applied to electric charging facilities:

1. *Generally.* Location and layout of electric vehicle parking is expected to vary based on the design and use of the primary parking lot. It is expected flexibility will be required to provide the most convenient and functional service to users. Standards and criteria should be considered guidelines and flexibility should be allowed when alternatives can better achieve objectives for provision of this service.
2. *Signage to Identify.* Each charging station space should be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations should be included if time limits or tow away provisions are to be enforced by the owner.
3. *Maintenance.* Charging station equipment should be maintained in all respects, including the functioning of the charging equipment.
4. *Accessibility.* Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, charging equipment should be located so as to not interfere with accessibility requirements of WAC [51-50-005](#).
5. *Notification of Station Specifics.* Information on the charging station must identify voltage and amperage levels and time of use, fees or safety information.
6. *Public Streets.* Charging stations within the streetscape shall be approved by the public works director.

Chapter 16.75 SIGN REGULATIONS

16.75.010 Intent.

The intent of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements, including the following purposes:

- A. Promote the goals and policies of the Comprehensive Plan;
- B. Promote economic vitality of the city's business districts and corridors;
- C. Ensure that signs are compatible with the desired character and identity of Lacey and its various districts and corridors;
- D. To recognize free speech rights by regulating signs in a content-neutral manner;
- E. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;
- F. To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or of flimsy materials;
- G. To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape;
- H. To provide consistent sign design standards;
- I. To promote signs that are designed appropriate to the site's existing and planned context, including the size and characteristics of the site, the speed limit of the fronting street, and the envisioned character of the applicable area per adopted plans;
- J. To provide an improved visual environment for the citizens of and visitors to the city and to protect prominent viewsheds within the community; and
- K. To enable the fair and consistent enforcement of these sign regulations.

16.75.020 Definitions and abbreviations.

For the purpose of this chapter, definitions as defined in Chapter [16.06](#) LMC and certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in this section.

- A. "Awning" is a temporary shelter supported entirely from the exterior wall of a building.



B. “Banner” is a flexible substrate on which copy or graphics may be displayed. For the definition of a projecting banner, see subsection [FF](#) of this section.



C. “Billboard” is a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.



D. “Bulletin board” means a sign so designed that the message may be changed by removal or addition of specially designed letters that attach to the face of the sign.

E. “Business sales event” means a special sales event put on by a private business. Examples could include a special seasonal or holiday-oriented sales event or a once-a-year sales event. See LMC [16.75.100\(C\)\(2\)](#) for signage associated with business sales events.

F. “Canopy” means an overhead structure attached to a building that provides weather protection for pedestrians. Awnings and marquees (defined herein) are different types of canopies.

G. “Construction sign” means any sign used to identify the architects, engineers, contractors or other individuals or firms involved with the construction of a building and announce the character of the building or the purpose for which the building is intended.

H. “Copy” means the graphic content or message of a sign.

I. “Departure” means a city approved alternative way to meet specific design standards set forth in this chapter. See LMC [16.75.040\(C\)](#) for general information and procedures associated with departures.

J. “Digital sign” means a changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes (LED), liquid crystal display (LCD), plasma display, individual light bulbs, or other digital or analog electronic media to display or project copy which can be modified by electronic processes.





K. “Directional sign” means signs erected by the city on arterial streets directing the public to public, civic or nonprofit facilities.

L. “Dwell time” means the amount of time a particular image is on display.

M. “Fade” means a mode of message transition on a digital sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

N. “Flashing sign” means any sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Excluded from the definition are public service signs.

O. “Feather sign” means a vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand.





P. "Freestanding sign" means any sign which is supported by one or more uprights or braces in or upon the ground.



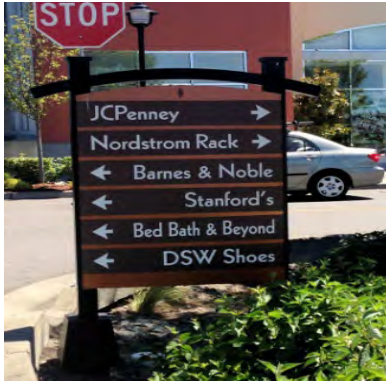
Q. "Garage sale signs," i.e., yard sales, moving sales, patio sales, means temporary signs used to announce a sale of used items at a residence.

R. "Grade" means the elevation or level of the street closest to the sign to which reference is made, as measured at the street's centerline, or the relative ground level in the immediate vicinity of the sign.

S. "Grand opening displays" means temporary signs, posters, banners, strings of lights, clusters of flags, balloons and searchlights used to announce the opening of a completely new enterprise or the opening of an enterprise under new management.

T. "Height" or "height of sign" means the vertical distance from the grade to the highest point of a sign or any vertical projection thereof, including its supporting columns.

U. "Internal wayfinding sign" means a sign used to aid customers in circulation within parking lots of commercial uses.



V. "Legal nonconforming sign" means a sign which on the effective date of the ordinance codified in this chapter was lawfully maintained and had been lawfully erected in accordance with the provisions of any prior sign ordinance or code but which sign does not conform to the applicable limitations established by this chapter; or on or after the effective date of the ordinance codified in this chapter was lawfully maintained and erected in accordance with the provisions of this chapter but which sign, by reason of amendment of the ordinance codified in this chapter after the effective date thereof, does not conform to the applicable limitations established by the amendment of this chapter.

W. "Marquee" is a permanent roofed structure attached and supported by the building.



X. “Mobile sign” means a sign made of any material which by its design is readily movable and is equipped with wheels, casters or rollers or which is not permanently affixed to the ground, structure or building. (Also includes signs mounted upon the tops of vehicles.)

Y. “Monument sign” is a ground-mounted sign which is higher than three feet above the average ground elevation and which is attached to the ground by means of a wide base of solid appearance.



Z. “Multiple building complex” means a group of structures housing at least one retail business, office, commercial venture or independent or separate part of a business which shares the same lot, access and/or parking facilities.

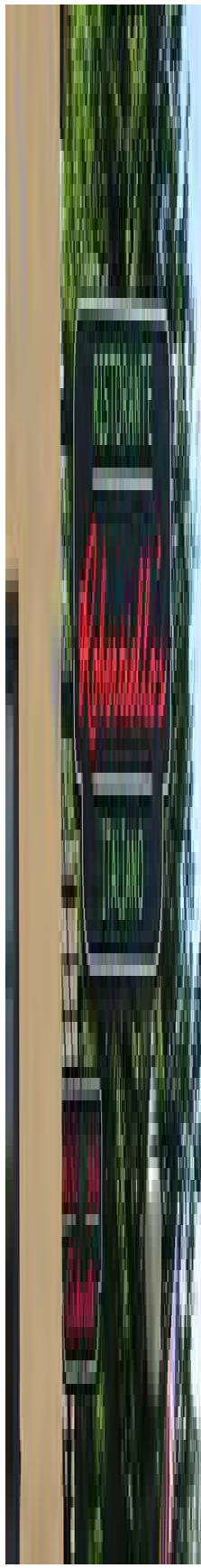
AA. “Multiple occupancy building” means a single structure housing more than one retail business, office or commercial venture.

BB. “Nit” means a photometric unit of measurement referring to luminance. One nit is equal to one cd/m^2 .

CC. "Off-premises sign" means a permanent sign not located on the premises of the use or activity to which the sign pertains.

DD. "Political sign" means a sign advertising a candidate or candidates for public elective office, or a political party, or sign urging a particular vote on a public issue decided by ballot.

EE. "Projecting sign" means a sign attached to a building or other structure and projecting away from the structure more than twelve inches.



FF. “Projecting banner sign” means a banner as defined in subsection [B](#) of this section that is supported by poles or brackets which project away from a structure more than twelve inches.



GG. “Public service signs” means an electronically or electrically controlled public service sign or portion of a larger sign which conveys only information such as activities, events, time, date, temperature, atmospheric condition or news of interest to the general public where different alternating copy changes are shown on the same lamp bank matrix.

HH. “Real estate or property for sale, rental or lease sign” means any sign pertaining to the sale, lease or rental of land or buildings.

II. “Sandwich board sign” means a temporary sign made of metal, wood, chalkboard, or white board that is not permanently attached to the ground and generally oriented to pedestrians.



JJ. “Searchlight” means an apparatus containing an electric light and reflector on a swivel for projecting a far-reaching beam in any desired direction.

KK. “Sign” means any commercial communication device, structure or fixture that is intended to aid an establishment in identification and to advertise and/or promote a business, service, activity or interest. For the purpose of this chapter, a sign shall not be considered to be building or structural design, but shall be restricted solely to graphics, symbols or written copy that is meant to be used in the aforementioned way.

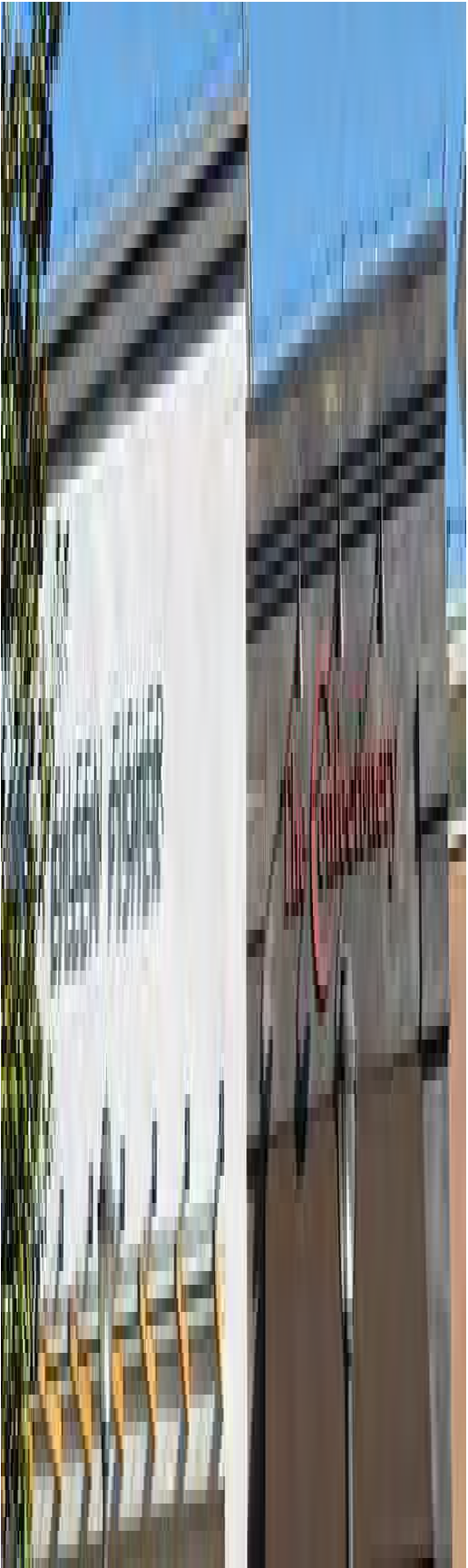
LL. “Sign area” means the entire area of a sign on which copy is to be placed, as set forth in LMC [16.75.060\(B\)](#).

MM. “Special event signs” means temporary signs used to announce a public special event, such as a circus, a carnival, or festival, or a business sales event. See LMC [16.75.100\(C\)](#) for applicable standards.

NN. “Temporary sign” means any sign, banner, pennant, valance, flags (not intended to include flags of any nation, state, city or other governmental agency or nonprofit organization), searchlights, balloons or other air-filled or gas-filled figures or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frame, intended to be displayed for a limited period of time only. Different types of temporary signs and banners included in this category are: construction, grand opening displays, real estate, special event, political, sandwich board, and garage sale.

OO. “Wall” means any member or group of members which defines the exterior boundaries of a building and which has a slope of sixty degrees or greater with the horizontal plane. The height of a wall shall be measured as the two-dimensional height from the average finish grade of the particular architectural building elevation adjacent to the wall to the finish roof plane.

PP. “Wall sign” means any sign attached to or painted directly on the wall, or erected against the wall of a building being parallel or approximately parallel to said wall; and does not exceed a distance of twelve¹ inches from said wall.



16.75.030 Applicability.

A. *Applicability.* This chapter applies to all signs, of whatever nature and wherever located, within the city.

B. *Interpretation.* This chapter is not intended to and does not restrict speech on the basis of its content, viewpoint, or message. Any classification of signs in this chapter that permits speech by reason of the type of sign, identity of the sign user, or otherwise, shall also be interpreted to allow noncommercial speech on the sign. No part of this chapter shall be construed to favor commercial speech over noncommercial speech. To the extent any provision of this chapter is ambiguous, the term shall be interpreted not to regulate on the basis of the content of the message.

C. *Exemptions.* The following signs do not require a sign permit (unless noted), nor shall the area and number of such signs be included in the area and number of signs permitted for any site or use. This shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance and its compliance with the provisions of this chapter or any other law or ordinance:

1. The flag, emblem or insignia of a nation or other governmental unit or nonprofit organization subject to the guidelines concerning their use set forth by the government or organization which they represent. Flag poles require a building permit for structural review and are limited to the maximum height restrictions of the underlying zoning district.
2. Memorial signs or tablets, names of buildings, stained glass windows and dates of erection when cut into the surface or the facade of the building or when projecting not more than two inches.
3. Traffic or other municipal signs, signs required by law or emergency, railroad crossing signs, legal notices, and any temporary, or nonadvertising signs as are authorized under policy approved by the city council.
4. Signs of public utility companies indicating danger or which serve as an aid to public safety or which show the location of underground facilities or of public telephones.
5. Flush mounted wall signs, used to identify the name and address of the occupant for each dwelling provided the sign does not exceed two square feet in sign area.
6. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons of such use or uses.
7. Decorations or such signs in the nature of a decoration, clearly incidental and customary and commonly associated with any national, local or religious holiday.
8. Painting, repainting or cleaning of an advertising structure or the changing of the advertising copy of message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made.

9. Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification.
10. "No trespassing," "no dumping," "no parking," "private," signs identifying essential public needs (i.e., restrooms, entrance, exit, telephone, etc.) and other informational warning signs, which shall not exceed three square feet in surface area.
11. Directional signs erected by the city on arterial streets directing the public to public, civic, or nonprofit facilities. Such signs shall be erected at the discretion of the director of public works and shall be subject to city design guidelines. In addition, the city may allow the erection of directional signs as are necessary to designate commercial areas or significant tourist sites within the city, consistent with the city's wayfinding program.
12. Kiosks and other related informational signs that are placed along internal walkways that are designed specifically to be viewed by pedestrians and not intended to function as advertising to motorists on nearby public streets.

16.75.040 Administration.

A. Permits and Fees Required.

1. Subject to the exemptions set forth in LMC [16.75.030\(C\)](#), no sign governed by the provisions of this code shall be erected, altered or relocated by any person, firm or corporation without a permit issued by the city.
2. Fees for sign permits shall be established by resolution of the city council.
3. Sign permits are subject to limited administrative review pursuant to [11.04.030 LMC Section 1C of the Development Guidelines and Public Works Standards \(<http://www.ci.lacey.wa.us/city-government/city-departments/public-works/plans-and-documents/library/development-guidelines>\)](#).
Exception: For applications that include a departure, see subsection [C](#) of this section.

B. Permit Applications. Applications for permits shall contain the name and address of the owner and user of the sign, the name and address of the owner of the property on which the sign is to be located, the location of the sign structure, drawings or photographs showing the design and dimensions of the sign and details of its proposed placement and such other pertinent information as the administrator of this code may require to ensure compliance with this code and other applicable ordinances. Permit applications shall be available for inspection by the public upon request. Upon completion of a permit application, the application should be acted on within two weeks unless there is a requirement for further time associated with an underlying land use application.

C. Departures. This chapter provides for a number of specific departure opportunities to sign design standards. The purpose is to provide applicants with the option of proposing alternative design treatments provided such departures meet the applicable departure criteria set forth for the applicable particular departure opportunity. Specifically:

1. Departures are voluntary. This provision allows the flexibility for applicants to propose alternative designs on a voluntary basis.
2. *Applicability.* Departure opportunities are available only to specific standards that allow for departures.
3. *Procedures.* Permit applications that include departure requests are subject to limited administrative review pursuant [11.04.030 to Section 1C of the Development Guidelines and Public Works Standards](#). Departure requests, at the discretion of the administrator, may be referred to the hearing examiner.
4. *Approval Criteria.* Project applicants must successfully demonstrate to the administrator how the proposed departure meets the applicable criteria that apply to the specific standard.
5. *Documentation.* The administrator shall issue a written decision including findings documenting how the departure meets or exceeds the applicable criteria.

D. *Administrator.*

1. *Appointment--Powers and Duties Generally.* The administrator of this code shall be the director of community and economic development. The administrator is authorized and directed to enforce and carry out all provisions of this code, both in letter and spirit, with vigilance and with all due speed. To that end, the administrator is authorized to formulate procedures consistent with the purposes of this code. The administrator is further empowered to delegate the duties and powers granted to and imposed upon the director of community and economic development under this code. As used in this code, “administrator of this code” or “administrator” shall include the director of community and economic development’s authorized representative.
2. *Inspection Authority.* The administrator is empowered to enter or inspect any building, structure or premises in the city upon which, or in connection with which, a sign, as defined by this code, is located, for the purpose of inspection of the sign, its structural and electrical connections and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.

16.75.050 Prohibited signs.

A. *Sign Location Restrictions.* Except where specifically authorized by this chapter, signs are prohibited in the locations set forth below. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this chapter) by the city at the owner’s or user’s expense.

1. Any temporary or permanent freestanding sign located within or projecting over a city right-of-way or within five feet of a city right-of-way. Sandwich board signs and feather signs meeting the provisions of LMC [16.75.100\(H\)](#) and [\(I\)](#) are an exception;
2. Any sign attached to any public utility pole, structure or street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, memorial, or other location on public property, except those signs

approved as part of a special event permit on city property or banner signs permitted by the city on light poles in certain zones within the city. Nothing in this section shall be construed to prohibit a person from holding a sign while located on city property so long as the person holding the sign is located on public property determined to be a traditional public forum and does not block ingress and egress from buildings or create a safety hazard by impeding travel on sidewalks, bike and vehicle lanes, and trails;

3. Any sign which, by reason of its location, will obstruct the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device;

4. Any sign that interferes with safe sight distance at an intersection;

5. Any sign which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building and/or Fire Code currently in effect;

6. Any commercial, advertising, or business sign that is not located on the premises of the business to which it refers.

7. Signs located on roofs, except that departures per LMC [16.75.040\(C\)](#) will be considered where signs are placed in an architectural space that is specifically incorporated into the roof design and does not project higher than the peak of the roof; and

8. Any sign mounted, attached, or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on private premises in a manner intended to attract attention of the public for the purpose of advertising or identifying the business premises. This provision excludes signs indicating the name of the owner or business that are permanently painted or wrapped on the surface of the vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of the business. Such vehicles shall be operable and parked in a lawful or authorized manner.

B. Sign Display Restrictions.

1. *Purpose.* The purpose of this subsection is to regulate the manner in which signs convey their messages by specifying prohibited display features that create distractions to the traveling public and create visual clutter that mars the natural and architectural aesthetics of the city.

2. *Applicability.* The display features set forth below are prohibited. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this chapter) by the city at the owner's or user's expense.

a. Any digital sign except for those associated with freestanding signs per LMC [16.75.080\(A\)\(7\)](#);

b. Any sign or lighting device, whether on the exterior of a building or on the inside of a window, which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, blinking or strobe light illumination;

c. Any sign with an exposed light source, except for neon incorporated into the design of the sign;

- d. Any sign which emits sound, odor, smoke, laser or hologram lights, or other visible matter, including any sign that uses motion picture projection;
- e. Any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, including strings of flags, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means, except when used for a grand opening display or special event signage per LMC [16.75.100\(B\)](#) or [\(C\)](#);
- f. Any sign in which the sign body or any portion of the sign rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means, except when used for a grand opening display or special event signage per LMC [16.75.100\(B\)](#) or [\(C\)](#);
- g. Changeable copy signs, except as provided for in LMC [16.75.030\(C\)](#) for exempt signs and [16.75.080\(A\)\(7\)](#) for freestanding signs; and
- h. Mannequins holding a sign or displaying advertising, whether stationary or animated.

C. *Other Prohibited Signs.* Prohibited signs are subject to removal (except legal nonconforming signs as defined by this chapter) by the city at the owner's or user's expense. The following signs or displays are prohibited:

- 1. Mobile signs;
- 2. Strings of banners, pennants, and other graffiti-like material;
- 3. Freestanding signs except where permitted in LMC [16.75.080\(A\)](#), [16.75.090](#), or [16.75.100](#); and
- 4. Billboards.

16.75.060 General sign provisions.

A. *Sign Message.* Any permitted sign may contain, in lieu of any other message or copy, any lawful noncommercial message, so long as the sign complies with the size, height, area, location, and other requirements of this division.

B. *Sign Area.* Sign area for all sign types is measured as follows:

- 1. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or nonilluminated, which are intended to attract attention.
- 2. Only one side of a double-faced or three-faced sign shall be included;
- 3. Four or more faced signs, spherical, free-form, sculptural or other nonplanar sign area is measured as fifty percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure, as shown in Figure 16.75.060(B). Signs with greater than four polyhedron faces are prohibited.



Figure 16.75.060(B). Clarifying sign area measurement

C. *Sign Illumination.* Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. “Undue brightness” is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street. Illumination, if used, shall be what is known as white or yellow and shall not be blinking, fluctuating or moving. Light rays shall shine only upon the sign or upon the property within the premises and shall not spill over the property lines, in any direction, except by indirect reflection.

D. *Sign Structure and Installation.*

1. *Structural Requirements.* The structure and erection of signs or flag poles within the city shall be governed by the city’s adopted Building Code. Compliance with the Building Code shall be a prerequisite to issuance of a sign permit under this code.

2. *Electrical Requirements.* Electrical requirements for signs within the city shall be governed by the National Electrical Code. Compliance with the National Electrical Code shall be required by every sign utilizing electrical energy as a prerequisite to issuance of a sign permit under this code.

E. *Sign Maintenance and Inspection.*

1. *Maintenance.* All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety, appearance and repair. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it shall be the duty of the owner and/or occupant of the premises on which the sign is fastened to repair or remove the sign within five days after receiving notice from the administrator. Where a sign is determined to be an immediate hazard by the administrator, the sign is subject to immediate repair or removal. The premises surrounding a freestanding sign shall be free and clear of rubbish and landscaping area maintained in a tidy manner.

2. *Inspection.* All sign users shall permit the periodic inspection of their signs by the city upon city request.

16.75.070 Permitted signs.

This section identifies the permitted types of signs by use and/or district.

A. *Permitted Types of Signs by Use and/or District.* Permitted types of signs by use and/or district. An “X” in the table indicates that the particular type of sign is allowed for the applicable land use and/or zone. See applicable sign type provisions in LMC [16.75.080](#) for possible exceptions to the provisions below.

Table 16.75.070

	SIGN TYPE					
Land Use and/or Zone	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Nonresidential Uses						
Any nonresidential use	X	X	X	X	X	X
Multi-occupancy building	X	X	X	X	X	X
Multi-building complex	X	X	X	X	X	X
Large shopping center	X	X	X	X	X	X
Freeway-oriented business	X	X	X	X	X	X
Residential Uses						
Single-family subdivision	X*					

	SIGN TYPE					
Land Use and/or Zone	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Mixed residential or multifamily complex	X	X				X
Home occupation		X*				
Manufactured home subdivisions and parks	X*	X*				

X = Permitted sign

* Subject to the standards contained in LMC [16.75.090](#).

B. One bulletin board limited to fifty square feet in area is allowed for each public, charitable or religious institution where the same is located on the premises of said institution. A sign permit is required.

16.75.080 Sign type standards.

A. Freestanding Signs.

1. *Visualization Required.* All applicants for freestanding signs associated with multi-tenant commercial centers and individual nonresidential uses over five thousand square feet shall include a photo simulation of the proposed sign from at least two prominent public viewpoints. Applicants may use photographs or Google Earth or other clearly legible online street view resource to superimpose their proposed sign. See Figure 16.75.080(A)(1) below for an example.



16.75.080(A)(1)

Examples of the types of sign visualizations that are useful to determine compliance with the standards herein. The left image uses Google Earth as a base to which to illustrate the proposed sign. The right image uses an actual photograph and superimposes the proposed sign.

2. *Sign Form.* Freestanding signs shall be designed so they appear firmly anchored to the ground. This includes:
 - a. Monument signs, as defined in LMC [16.75.020\(Y\)](#).
 - b. Signs where the base (where the sign structure meets the ground plane) is at least forty percent of the width of the total sign width. Departures per LMC [16.75.040\(C\)](#) will be considered provided the sign includes design features that visually anchor it to the ground and the design of the sign meets other applicable standards.



Figure 16.75.080(A)(2).

Minimum ground anchoring provisions for freestanding signs.

3. *Permitted Number of Signs.* One sign is permitted per frontage, per property. Additional freestanding signs shall be permitted per Table 16.75.080(A)(3) below.

Table 16.75.080(A)(3).

For properties with more than five hundred feet of frontage, additional freestanding signs are permitted per the separation standards below.

Applicable Speed Limit	Minimum Separation
Less than 35 mph	150'
35--45 mph	200'



Figure 16.75.080(A)(3).

An example of a shopping center with a large frontage where multiple freestanding signs are allowed. The fronting street has a posted speed limit of thirty-five miles per hour, which requires a minimum sign separation of two hundred feet.

4. *Materials and Design.* Freestanding signs shall be designed as an integrated architectural feature of the site. Specifically:

a. *Framing.* Freestanding signs must include design elements that effectively frame the sign on both sides (see Figures 16.75.080(A)(4)(c-1) and (c-2) for acceptable examples). Alternatively, signs that have a substantial framing element on one side, as illustrated in the examples in Figure 16.75.080(A)(4)(c-3), will meet this provision. Departures per LMC [16.75.040\(C\)](#) will be considered provided the design meets other provisions herein and integrates a distinctive, one-of-a-kind design that contributes to the visual character of the area.

b. *Materials and Design.* Freestanding signs shall include durable high quality materials and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, wayfinding signs). Figures 16.75.080(A)(4)(c-1) through (c-3) below all meet this requirement.

c. *Top/Middle/Bottom.* Freestanding signs shall integrate a top, middle, and bottom element. The top could include a distinctive sign cap and/or include the name of a multi-tenant center. The middle can include a consistent framing technique for an individual sign or multiple signs in a multi-tenant center. The bottom could include a distinctive base design with special materials and/or design. See the figures below for examples that meet this requirement. These components are less critical for signs less than six feet tall, and thus exempt from this provision.

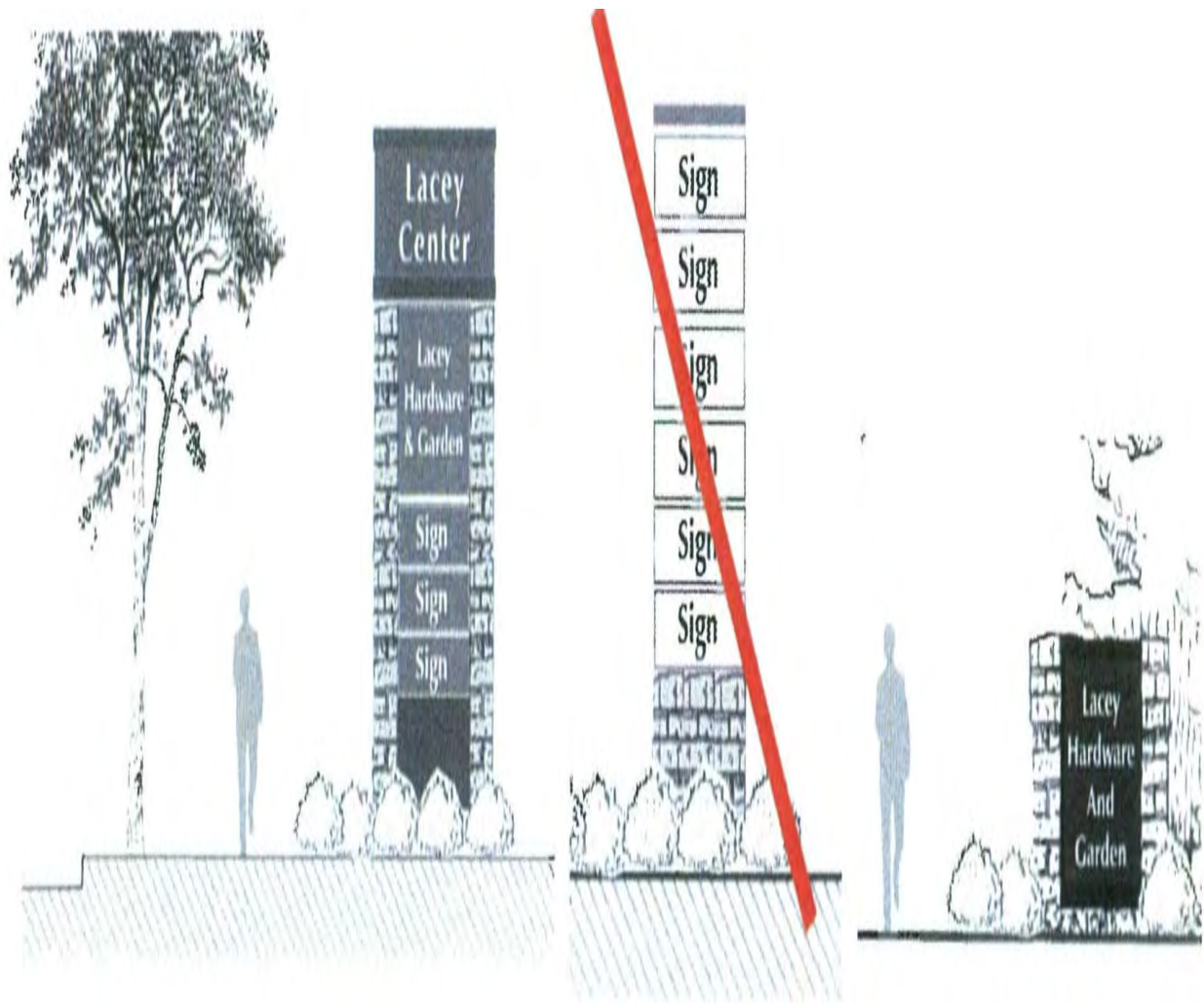


Figure 16.75.080(A)(4)(c-1).

Illustrating acceptable and unacceptable freestanding sign examples. The left image utilizes clearly identifiable top, middle, and bottom elements and meets the framing provision. The middle image includes a base, but insufficient top or framing element. The shorter sign to the right includes framing but is exempt from the top, middle, and bottom elements.



16.75.080(A)(4)(c-2)

Each of these three signs includes a frame and top/middle/bottom components, and features high quality materials that relate to and/or complement the design of on-site buildings and/or is coordinated with other site design elements.



Figure 16.75.080(A)(4)(c-3).

These signs feature substantial framing elements on one side, and thus meet the design provisions herein.



Figure 16.75.080(A)(4)(c-4).

Unacceptable signs. The far left sign includes a base and a frame, but no identifiable top. The middle and right signs fail to meet any of the design provisions above.

5. *Location and Landscaping.*

a. *Setback.* All freestanding signs shall be located at least five feet from a public ROW unless a greater setback is specified herein.

b. *Landscaping.* All signs shall include landscaping around the base of freestanding signs to enhance the character of street frontages. Specifically, at least one square foot of landscaped area shall be provided per one square foot of sign area. Utilize plants and a maintenance program to minimize conflicts with the sign.

c. *Base Height Provision.* The copy of all signage shall be at least one foot above grade. The purpose is to allow vertical space for the required landscape elements and enhance the visibility of sign copy. See Figure 16.75.080(A)(5).



Figure 16.75.080(A)(5).

Minimum base height for sign copy.

6. *Maximum Size and Height.* Table 16.75.080(A)(6) illustrates the maximum allowable sign area and height for all freestanding signs, except such signs for freeway-oriented businesses, as set forth in subsection [\(A\)\(10\)](#) of this section.

Table 16.75.080(A)(6). Maximum freestanding sign height and area

Total ROW Frontage of Parcel (on each street)	Allowable Sign Area (white/very light background)	Allowable Sign Area (shaded or dark background)	Maximum Height (white/very light background)	Maximum Height (shaded or dark background)
< 200 Feet	24 sq. ft.	40 sq. ft.	6 feet	7 feet
200--399 Feet	36 sq. ft.	54 sq. ft.	7 feet	8 feet
400--599 Feet	50 sq. ft.	70 sq. ft.	8 feet	9 feet
600--799 Feet	60 sq. ft.	80 sq. ft.	8 feet	10 feet
800--999 Feet	66 sq. ft.	88 sq. ft.	9 feet	12 feet
1,000 Feet and >	72 sq. ft.	96 sq. ft.	9 feet	15 feet

Supplemental freestanding sign provisions:

a. Signs that employ shaded, opaque or dark background and light-colored lettering for at least fifty percent of the sign copy are allowed larger sign areas, as they are found to be less visually intrusive than signs incorporating white or very light-colored background. Using a CMYK color chart, signs that employ color numbers that add up to at least twenty (collectively) shall be considered as “shaded.” For example:

C=0, M=0, Y=0, K=20 = Shaded

C=10, M=0, Y=0, K=10 = Shaded

C=10, M=0, Y=0, K=0 = Not considered to be shaded

See Figure 16.75.080(A)(6)(a) below for examples.

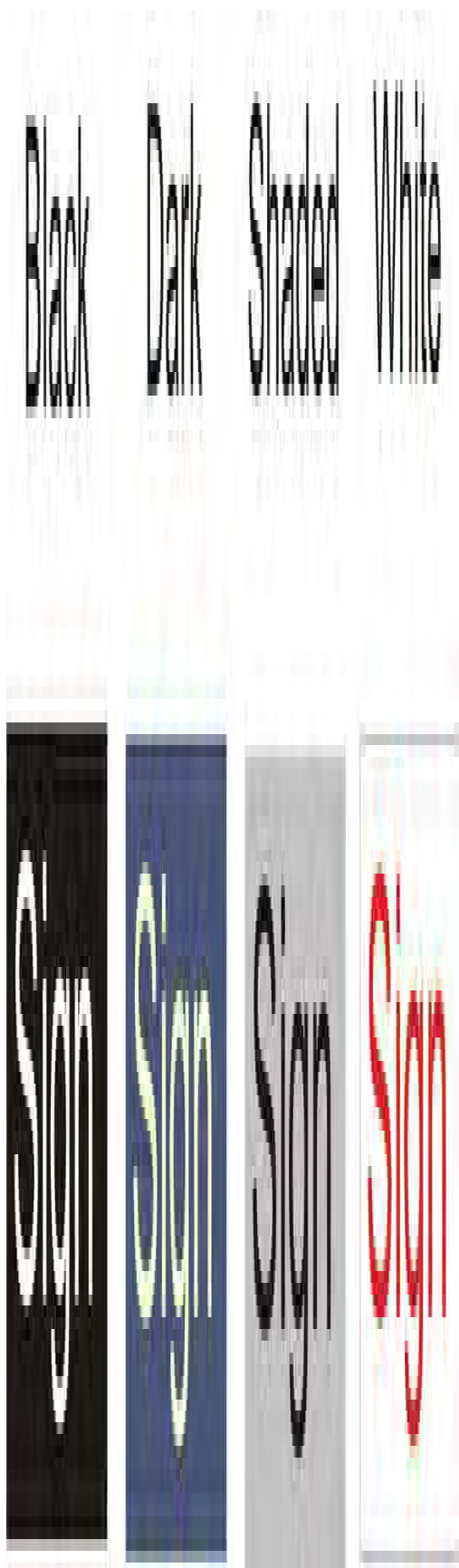


Figure 16.75.080(A)(6)(a).

The black, dark, and shaded signs above qualify for the extra sign area and height specified in the shaded columns of Table 16.75.080(A)(6). The sign on the right with the white background is allowed (but doesn't qualify for the "bonus" sign area and height) and subject to the sign area/height in the unshaded columns above in Table 16.75.080(A)(6).

b. *Departures.* Applicants seeking a larger and/or taller sign may apply for a departure per LMC [16.75.040\(C\)](#) to allow for sign height and area up to fifty percent greater than specified above. In order to qualify for a departure, signs shall include a distinctive one-of-a-kind design that includes a high quality mixture of materials.



Figure 16.75.080(A)(6)(b).

The sign on the left is an example of a sign that meets basic standards, whereas the sign on the right uses a distinctive one-of-a-kind design and would qualify for a departure.

c. Center names for multi-tenant commercial centers (centers that include two or more tenants) are exempt from allowable sign area calculations specified above, provided the center name is distinct from the names of any tenants (for example, Joe's Center would be too closely related to a tenant named Joe's Books). Freestanding signs incorporating center names are allowed fifteen percent greater sign height than specified above.



Figure 16.75.080(A)(6)(c).

Examples of sign integrating center names (exempt from sign area calculations).

d. For those properties where more than one freestanding sign is allowed on a particular frontage per subsection [\(A\)\(3\)](#) of this section, one sign may be installed per standards specified per the total ROW frontage of the parcel. The size and height of additional signs are based on the separation from the larger primary sign or other supplemental sign. For example, if a second sign is six hundred fifty feet from the larger primary sign, then it shall meet the standards for a sign that includes six hundred through seven hundred ninety-nine feet of total ROW frontage of parcel as set forth in the table above.

e. Large commercial shopping center signs and freeway-oriented signs (see subsections [\(A\)\(9\)](#) and [\(10\)](#) of this section) are exempt from the standards above.

7. *Digital Signage Integration.* Digital signage elements may be integrated into any freestanding sign permitted in this subsection, subject to the following provisions:

a. Up to fifty percent of allowed sign copy area may be used for digital directory purposes. This would allow a multi-tenant center to rotate the names of businesses used in the freestanding signs, allowing greater visibility opportunities for individual businesses in the center.

b. Up to thirty-three percent of allowed sign copy area may be used for changing message purposes. For single tenant signs, up to fifty percent of the allowed sign copy area may be used for changing message purposes.

c. Where both a digital directory and changing message signage is included on one freestanding sign, such elements may collectively be used for up to sixty-seven percent of the total allowed sign copy area.



Figure 16.75.080(A)(7).

The sign above features digital directory signage (Tahitian Pearls, which occupies thirty-three percent of the sign copy) and digital signage that features changeable messages (bottom thirty-three percent of sign copy). The combined digital signage represents the maximum sixty-seven percent of the total sign copy area.

d. Any form of technology may be used for the sign elements described herein, provided they meet the following provisions:

(1) Maintain a ten-second minimum dwell time for the directory and any images. Changes in directory and images shall be a simple fade with a maximum transition time of two seconds. Animation, movement or video imaging is prohibited.

(2) *Brightness Limits.*

(a) Integrate automatic dimming capability that adjusts to the brightness of ambient light at all times of the day and night;

(b) Daytime, based on the time from sunrise to sunset as calculated for Lacey, WA: five thousand maximum nits (a measure of luminance that will keep signage balanced with surrounding landscape); and

(c) Nighttime, based on the time from sunset to sunrise as calculated for Lacey, WA: one hundred fifty maximum nits (a measure of luminance comparable to typical nighttime signage and in line with the Illuminating Engineering Society of North America (IESNA).

(3) *Light Trespass Standards.* Adopt a trespass limit of one-tenth foot-candle at the property line of any park or residential property.

(4) Digital imagery may be used provided it meets the provisions of subsection [\(A\)\(7\)\(d\)\(1\)](#) of this section.

e. *Program Required.* Applicants proposing any forms of signage described above shall submit a program of their sign proposal describing how it will meet the applicable standards.

8. *Clutter Management Standards.*

a. *Purpose.* To reduce visual clutter along commercial corridors and improve sign legibility.

b. *Applicability.* The following standards apply to nondigital signage. The provisions shall serve as recommendations to be encouraged (not required) for digital signage copy to enhance legibility and minimize visual clutter.

c. *Sign Information Allowances.* The provisions herein use the street graphics approach to place limits on the amount of information used on signs based on applicable speed limit of the fronting street. Table 16.75.080(A)(8)(b) below identifies the permitted items of information that are allowed on a sign. Each word or graphic is considered an item of information. Each grouping of numbers is considered an item of information (for example, 867-5309 is considered two items of information). Shopping center names not related to an individual business are exempt from the information limit provisions herein.

Table 16.75.080(A)(8)(b). Sign information allowance table

	Items of Information				
	Sign Area				
Speed Limit	Up to 24 sf	24--35.9 sf	36--49.9 sf	50--80 sf	80 sf +
25 mph	18	20	22	26	30
30 mph	14	16	20	22	25
35 mph	12	14	16	18	20
40 mph	10	11	12	14	15
Freeway	10	10	10	10	10

Departures per LMC [16.75.040\(C\)](#) will be considered allowing up to thirty-three percent more pieces of information on a sign provided the applicant demonstrates that the design of the sign in its context is legible and successfully employs techniques to minimize visual clutter.

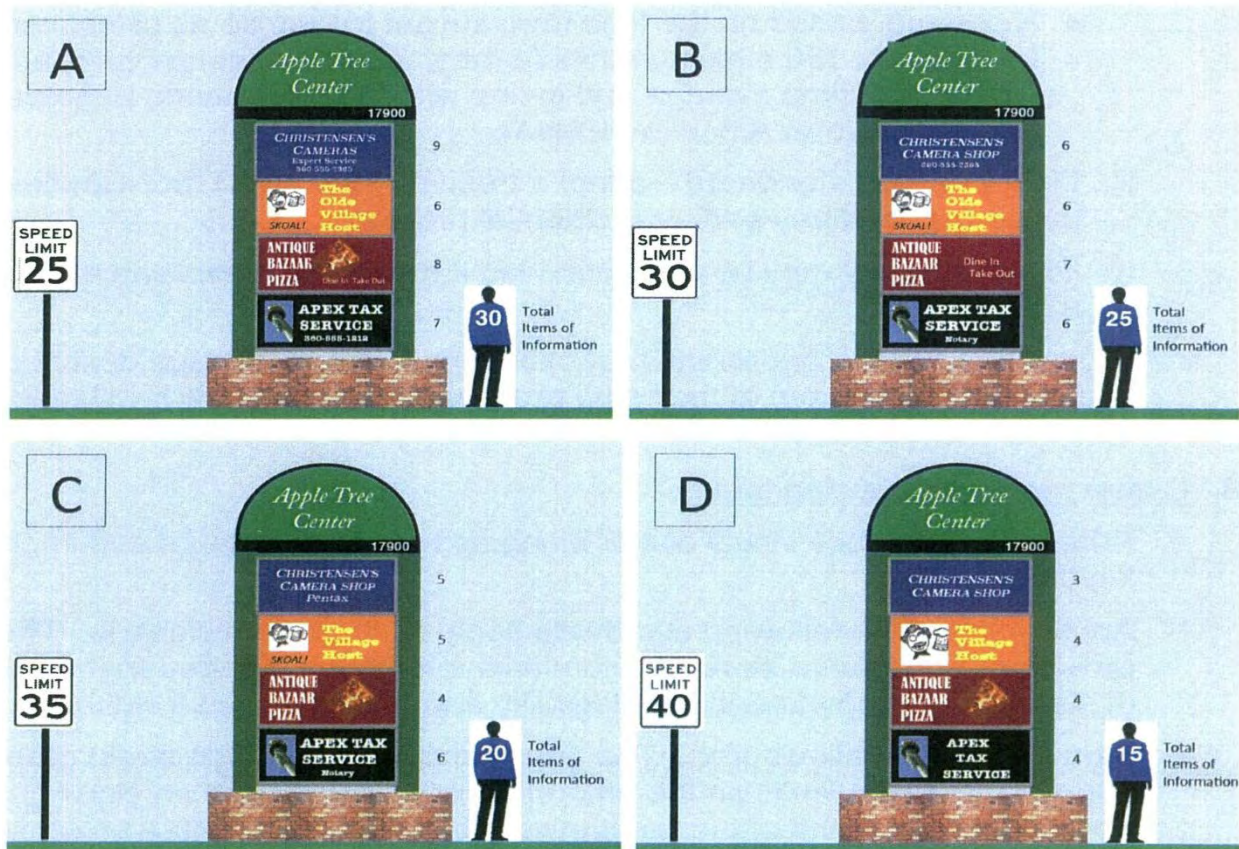


Figure 16.75.080(A)(8)(b-1).

Illustrating signs that conform to the sign information allowance provisions.



Figure 16.75.080(A)(8)(b-2).

An example of a twenty-four-square-foot sign in a thirty-five-mile-per-hour zone meeting the maximum twelve pieces of information requirement. Note that the center name “Lacey Place” does not count as an item of information.

9. *Freestanding Signs for Large Shopping Centers.* A shopping center or other large commercial complex constituting a commercial subdivision or subject to a binding site plan and being more than thirty acres in size and more than three hundred fifty thousand square feet in gross floor area of buildings is permitted one shopping center or commercial complex sign not exceeding thirty feet in height and three hundred square feet in sign area. If the site has a sign for a freeway-oriented business as permitted in subsection [\(A\)\(10\)](#) of this section that can be seen and provides reasonable identification from all arterial frontages adjacent to the site, that sign shall count as the shopping center or commercial complex sign and no such additional signs shall be permitted. Provided, however, if the administrator determines that the freeway-oriented sign does not provide reasonable identification from other arterial streets, both a shopping center or commercial complex sign and a freeway-oriented sign may be permitted. Signs under this provision will have a monument style. Provided, the community and economic development director shall have the authority to approve a modified sign design if, due to height or other design considerations, such a monument sign would be impractical or inappropriate. All such signs must be located at least twenty feet from all property lines and rights-of-way and subject to other applicable freestanding sign provisions above.

10. *Freestanding Signs for Freeway-Oriented Businesses.* Shopping centers and commercial complexes with significant freeway frontage are permitted freeway-oriented signs under the following criteria:

- a. Such shopping centers or other commercial complexes must have a minimum of one thousand one hundred feet of frontage along a freeway. A frontage road or other right-of-way between the site and the freeway does not disqualify the site. Further, such shopping center or commercial complex must constitute a commercial subdivision or be subject to a binding site plan and must also be more than thirty acres in size and have more than three hundred fifty thousand square feet of gross floor area of buildings.
- b. Such shopping centers may place one sign on the property for every one thousand one hundred feet of freeway frontage not to exceed three total signs for the individual shopping center.
- c. A freeway-oriented sign shall not exceed thirty feet in height from the roadway curb elevation or development natural grade, whichever is higher. A freeway-oriented sign shall not exceed three hundred square feet in sign area. Such sign must be located at least twenty feet from all property lines and rights-of-way.

Departures per LMC [16.75.040\(C\)](#) to the size and height of such freeway-oriented signs will be considered provided they meet the following criteria:

- (1) Sign incorporates a distinctive one-of-a-kind design that complements the architectural design of the center building(s).

(2) Sign employs opaque or dark sign background with light-colored lettering.

(3) Sign is generally no taller than is physically necessary to be clearly visible from Interstate 5 traffic given the context of the site utilizing view corridors and gaps in the tree canopy to blend in with the natural and built environment.

d. Signs qualifying as freeway-oriented signs may be in addition to non-freeway-oriented signs identifying businesses.

e. Signs shall be fully enclosed with no exposed conduits or switchgear and any transformers associated with the sign shall be landscaped from view by the public.

11. *Address Numbers.* Legible address numbers are required on all freestanding signs. Such address numbers are exempt from sign area standards.

B. *Wall Signs.*

1. *Permitted Number of Signs.*

a. Tenants are allowed a maximum of one wall sign per facade that is visible from a street or customer parking lot.

b. Businesses may include additional smaller signs describing the types of products and/or services that the business offers, provided the sign areas collectively comply with maximum size requirements.

c. Commercial tenants on upper levels may include a wall sign placed on facade above the business provided the permitted sign area shall be shared with tenant below and the location/design meets the applicable standards in this subsection.

2. *Location and Design.*

a. Wall signs shall be centered, proportional, and shaped to the architectural features of the buildings. Signage shall not exceed two-thirds of the width of the articulation interval (i.e., space between columns) or of the individual storefront. This standard also applies to upper level businesses.

b. Wall signs shall not cover windows, building trim, an existing building name sign, or special ornamentation features. Preferred areas for installation of wall signs include blank areas above canopies, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false-fronted building.

c. Stacked words on wall signs are permitted. Generally, the primary business name should be provided on one line (though exceptions are permitted if they meet other applicable standards herein), with additional text on rows above and/or below providing supporting information about the business in smaller fonts.

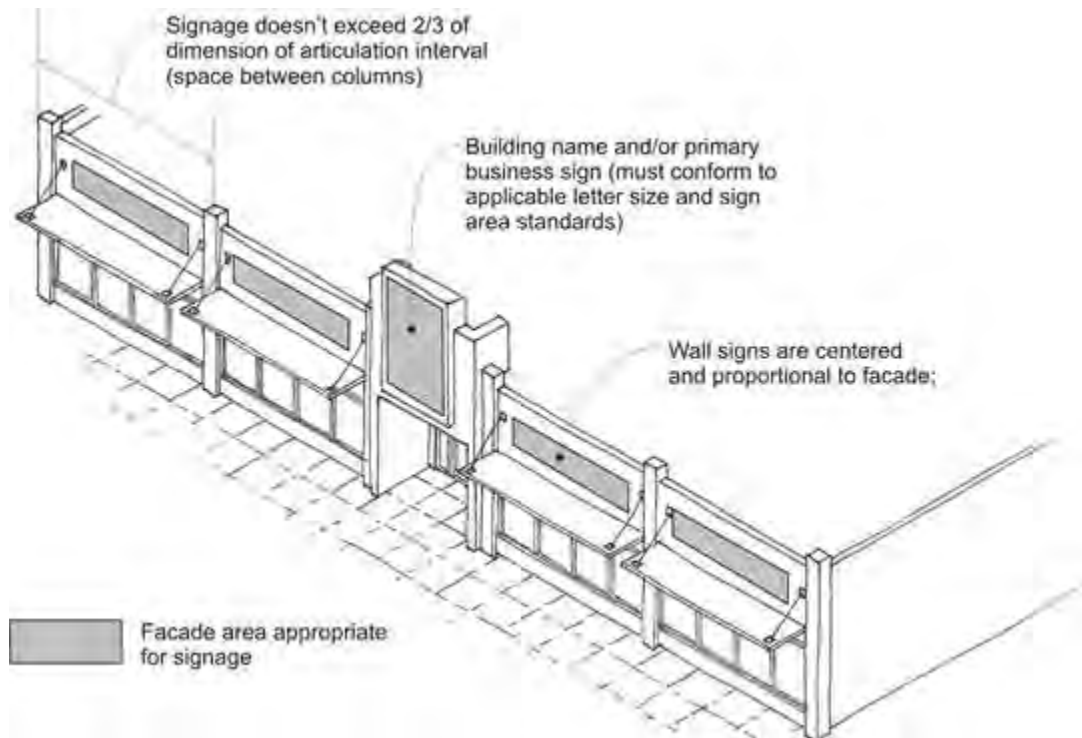


Figure 16.75.080(B)(2). Wall sign standards

3. *Maximum Size--Individual Retailers--Sign Area.* Table 16.75.080(B)(3) provides standards for the maximum amount of wall, canopy, or awning signage on each building elevation. For building elevations that include signage for upper level businesses, the standards shall apply to the entire building elevation.

Table 16.75.080(B)(3). Sign area standards for wall, canopy, or awning signs for each building elevation

Architectural building elevation wall area	Maximum sign surface area (for that wall area)
Below 200 sf	25% of the facade
200--349 sf	22.5% of the facade
350--499 sf	20% of the facade
500--999 sf	17.5% of the facade
999--1,499 sf	15% of the facade

Architectural building elevation wall area	Maximum sign surface area (for that wall area)
1,500--1,999 sf	12.5% of the facade
Over 2,000 sf	10% of the facade

Departures per LMC [16.75.040\(C\)](#) for larger signs will be considered provided the sign does not feature internal lighting and meets other applicable standards herein.



Figure 16.75.080(B)(3-1). Acceptable wall sign examples.

Note the different styles of signs and use of stacked (both left images) and supplemental text (lower left).



Figure 16.75.080(B)(3-2). More acceptable wall sign examples

In the right image, the signs are centered on the articulation elements of the facade.



Figure 16.75.080(B)(3-3). Unacceptable wall sign example

Most or all of these signs clearly exceed two-thirds of the width of their respective individual storefronts.

4. *Maximum Height.* Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.
5. *Mounting.*
 - a. Building signs should be mounted plumb with the building, with a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices.
 - b. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.
6. *Building Name Signs.* Signs that advertise the name of the building and not associated with the name of any individual business are exempt from the sign area standards set forth in Table 16.75.080(B)(3) above.

Standards. Signs shall be placed near the top of the facade and generally centered on the architectural features of the building. Departures per LMC [16.75.040\(C\)](#) will be considered provided the sign is located

in a place that is independent from individual businesses on the building and helps to provide identity for the particular building.

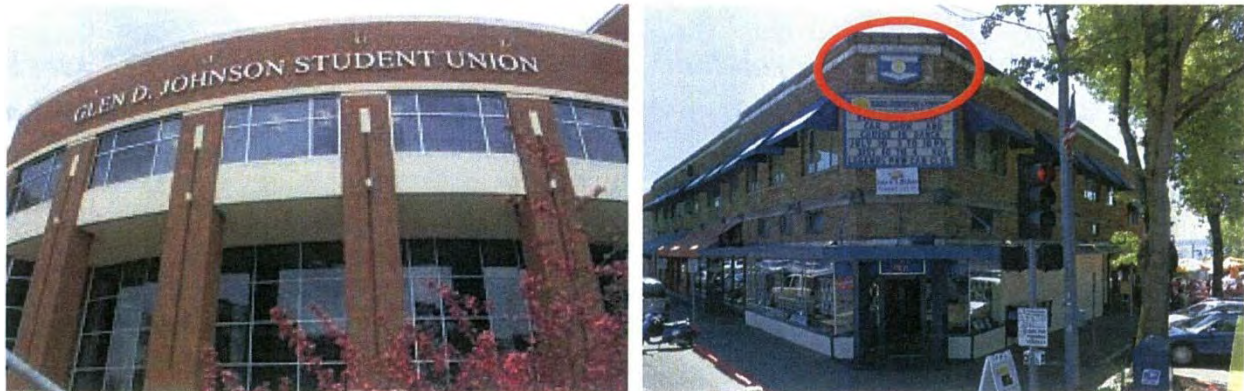


Figure 16.75.080(B)(6). Building name signs

The left image is a good example. The image on the right shows an unacceptable example where new signage blocks the original building name sign (circled on top).

C. *Marquee and Awning Signs.* Marquee or awning signs may be used in place of permitted wall signs (except where otherwise specified herein), provided they meet the following conditions:

1. *Permitted Number of Signs.* Tenants are allowed a maximum of one marquee or awning sign per facade that is visible from a street or customer parking lot. Exception: Where an individual business uses multiple awnings or marquees, additional signs may be included on these provided they meet other applicable standards herein.
2. *Sign Area.* See Table 16.75.080(B)(3) above for maximum sign area.
3. *Sign Width.* Signage shall not exceed two-thirds of individual awning or marquee width.
4. *Letter Height.* The lettering height shall be proportional to the architectural features of the building. For example, it shall not be so large that it blocks windows or other significant architectural features of the building.
5. *Vertical Clearance.* Signs shall be placed a minimum of eight feet above the sidewalk or walkway.
6. *Location.* Marquee signs may be placed on the front, above, or below the marquee.
7. *Content.* For individual storefronts that include multiple awnings or marquees, secondary business signage may be included on the additional signs. For example, where the primary sign might advertise the name of a bakery, the secondary signs could advertise coffee, ice cream or other types of products sold by the business, provided they are sized smaller than the primary business sign and meet other standards herein.

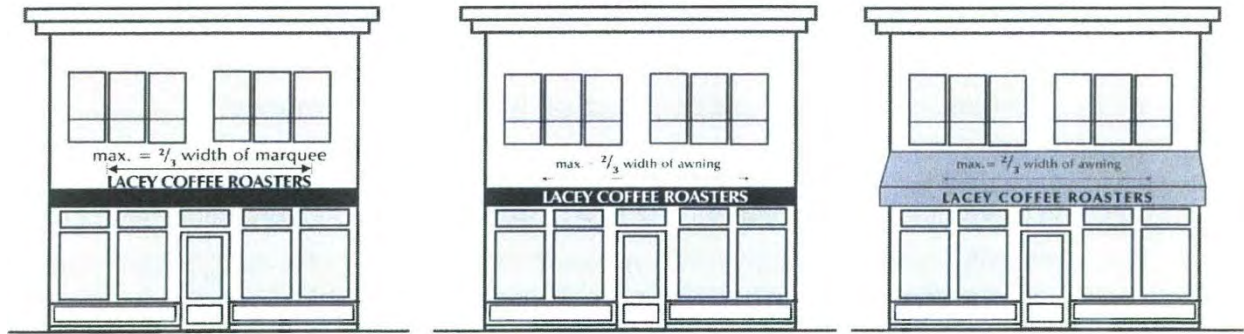


Figure 16.75.080(C)(6-1). Marquee and awning sign examples and standards



Figure 16.75.080(C)(6-2). Marquee and awning sign example

D. *Projecting Signs*. Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a street. They may be used in addition to wall, marquee, and/or awning signs provided they meet the applicable standards below.

1. *Permitted Number of Signs*.

a. *Projecting Signs*. Tenants are allowed a maximum of one projecting sign per facade that is visible from a street or customer parking lot. Departures per LMC [16.75.040\(C\)](#) for additional projecting signs may be permitted along a building elevation provided:

(1) They are separated enough to avoid visual clutter, and do not conflict with wall, marquee, and/or awning signs or other significant architectural features of the building.

(2) Additional sign(s) are noticeably smaller in size than the primary business identification projecting sign.

(3) Additional sign(s) advertise other products or aspects of the business and are not merely a second business sign.

b. *Projecting Banner Signs*. Multiple projecting banner signs may be integrated on the building provided they are aligned with facade articulation elements (such as vertical columns or piers). See Figure 16.75.080(D-4) for an example.

2. *Sign Area.* Projecting signs are not based on sign area standards, but on the dimensional standards below. Projecting signs may be either vertically or horizontally oriented. Projecting banner signs must all be vertically oriented.

a. *Projection.*

- (1) Horizontally oriented signs: no more than eight feet;
- (2) Vertically oriented signs: no more than forty-two inches for single-story buildings; no more than five feet for multi-story buildings;
- (3) Signs may project into public rights-of-way for storefront buildings, but shall not extend over the curb into the travel lane.

b. *Height.*

- (1) Horizontally oriented signs: no more than three feet;
- (2) Vertically oriented signs: shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters, hotels, large-scale retail uses (over fifty thousand square feet floor area), place names for large retail centers (over seventy-five thousand square feet floor area), or places of public assembly.

c. Departures per LMC [16.75.040\(C\)](#) to the provisions in subsections [\(D\)\(2\)\(a\)](#) and [\(b\)](#) of this section will be considered provided the sign design is compatible with the design of the building in terms of location, scale, and design elements, does not create a public safety hazard, and provides a positive contribution to the streetscape.

3. *Vertical Clearance.* Signs shall be placed a minimum of eight feet above the sidewalk or walkway.

4. *Location.* Projecting signs shall not be located directly over windows or in conflict with other signs or architectural features of the building.

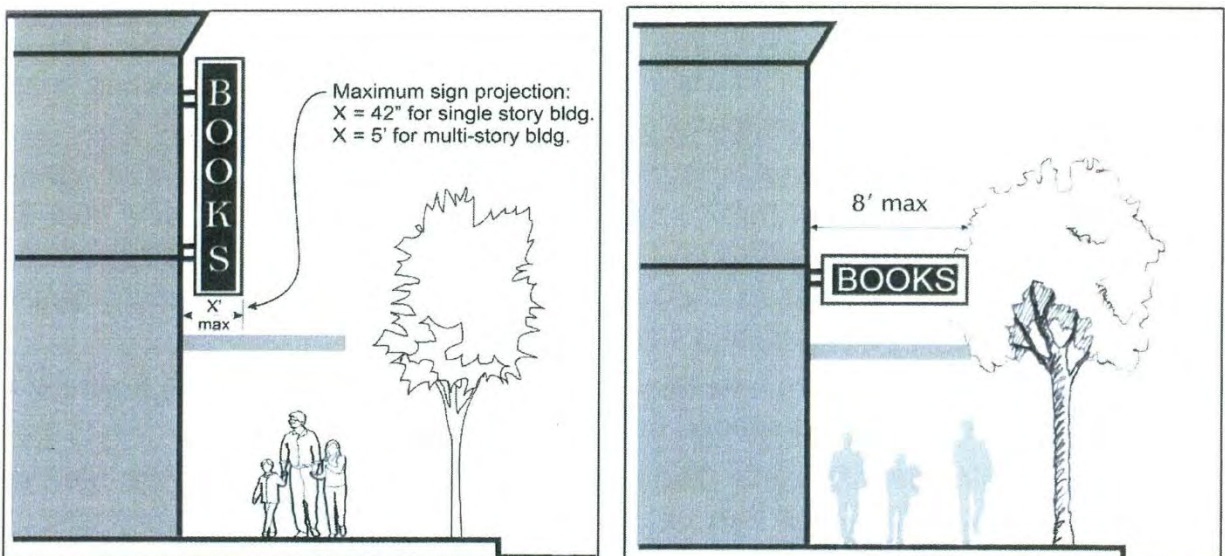


Figure 16.75.080(D-1). Standards for vertically (left) and horizontally oriented (right) projecting signs

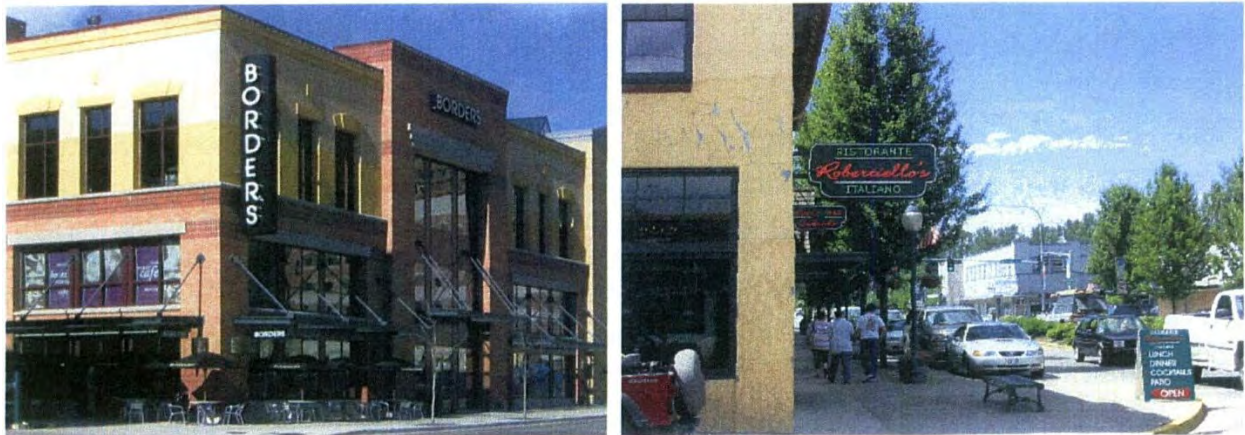


Figure 16.75.080(D-2). Projecting sign examples

The example on right includes two complementary projecting signs that are separated enough that they don't conflict or cause visual clutter. The second sign is smaller and advertises the lounge that is within the restaurant.



Figure 16.75.080(D-3). Unacceptable projecting signs

Examples both include signs that project over the roofline. In the right example there are far too many signs. The extra signs also conflict visually and create unwanted sign clutter.

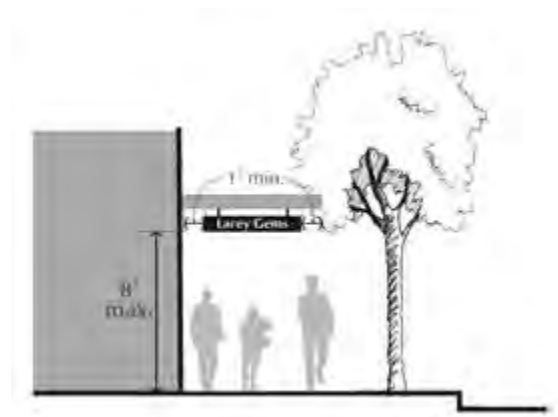


Figure 16.75.080(D-4). Projecting banner sign examples

Note how the signs are aligned with the vertical piers of each building and feature consistent bracket design.

E. *Under-Canopy Signs.* Under-canopy signs are placed under awnings, marquees or canopies and placed perpendicular to the storefronts and thus oriented to pedestrians on the sidewalk or an internal walkway. Applicable standards:

1. *Permitted Number of Signs.* Tenants are allowed a maximum of one under-canopy sign per facade that is visible from a street or customer parking lot. Exception: For businesses with multiple entries onto a sidewalk or walkway, one under-canopy sign shall be permitted for each entrance.
2. *Sign Width.* Under-canopy signs shall have one foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
3. *Sign Height.* Under-canopy signs shall not exceed two feet in height.
4. *Vertical Clearance.* Signs shall be placed a minimum of eight feet above the sidewalk or walkway.





16.75.080(E) Under-canopy standards and example

F. *Internal Wayfinding Signs.*

1. *Purpose.* To aid visitors in finding the location of a business, use or building.
2. *Sign Content.* Signs may include only the name of the business, use, or building together with the directional guidance information.
3. *Location.* Signs may be located on internal walkways or landscape islands provided they do not inhibit pedestrian movement along the pathway.
4. *Size.* Signs may be up to five feet in height and contain no more than fifteen square feet in sign area.
5. *Design.* Signs shall be designed in a uniform manner (within individual subdivision or center) using consistent background color typeface colors. Dark background colors with light colored text are preferred. See Figure 16.75.080(F) for an example.





16.75.080(F) Internal circulation sign examples

Note the consistent design themes using dark backgrounds with light-colored text.

16.75.090 Residential district sign standards.

A. *Nonresidential Uses within Residential Districts.* Each use is permitted one monument sign as described in Table [16.75.080\(A\)\(6\)](#). Internally lit signs in residential districts are prohibited.

B. *Home Occupations.* Home occupation signs relate to home occupation as defined in the zoning ordinance. The sign shall be flush-mounted and shall not exceed two square feet in area, and cannot be internally illuminated, but may be indirectly illuminated.

C. *Single-Family Subdivisions and Manufactured Home Parks or Subdivisions.* Two signs may be permitted per entrance from an access street, provided said signs do not exceed eighteen square feet in sign area each and five feet in height. Such signs can be low profile monument or fence-mounted, and can be placed anywhere on the property along access streets, not necessarily at entrances.

D. *Multifamily Complex.* Multifamily complexes shall be permitted freestanding, wall, and internal wayfinding signage in accordance with LMC [16.75.080](#).

16.75.100 Temporary signs.

The following signs are classified as temporary (nonpermanent). Temporary signs are permitted subject to the applicable limitations:

A. Construction Signs. A sign permit is required. Such signs may be displayed only after a building permit is obtained and during the period of construction on the construction site. Only one such sign is permitted per construction project for each public street upon which the project fronts. The applicable limits are as follows:

1. In all zones other than single-family residential zones, no construction sign shall exceed thirty-two square feet in sign area (printed copy on one side only) or ten feet in height, nor be located closer than ten feet from the property line or closer than thirty feet from the property line of the abutting owner.
2. In single-family residential zones, no construction sign shall exceed thirty-two square feet in sign area (printed copy on one side only) or ten feet in height, nor be located closer than ten feet from the property line of the abutting owner.

B. Grand Opening Displays. No sign permit is required. Such temporary signs, posters, banners, strings of lights, clusters of flags, balloons or other air- or gas-filled figures, and searchlights are permitted for a period of seven days only to announce the opening of a completely new enterprise or the opening of an enterprise under new management. All such materials shall be removed immediately upon the expiration of seven days. Such displays are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations. Searchlights may be permitted by any business or enterprise provided the beam of light does not flash against any building or does not sweep an arc of forty-five degrees from vertical.

C. Special Event Signs.

1. Public Special Event.

a. Special event signage as defined in LMC 16.75.020(MM) is allowed subject to the standards contained in this chapter.

b. No sign permit is required.

c. Period of Display. Such signs may be displayed thirty days prior to an event and must be removed within seven days after the event's conclusion.

d. Standards. Such temporary signs shall not be larger than four square feet. Said signs shall not be located in the right-of-way, posted or attached to telephone poles, power poles or other public utility facilities. The event committee for which the sign is displayed shall be responsible for its removal and subject to the penalties as provided in this code. Searchlights may be permitted by any business or enterprise provided the beam of light does not flash against any building or does not sweep an arc of forty-five degrees from vertical.

2. Business Sales Event.

a. A sign permit is required, specifying event periods and other information ensuring conformance with the standards herein.

b. Period of Display. No more than thirty days in a calendar year. This may include up to four events in a calendar year provided the total number of days the sales event signage is displayed for does not exceed thirty.

c. Standards. Sales event signage may include posters, banners, strings of lights, clusters of flags, balloons or other air- or gas-filled figures. Such displays are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations.

D. Real Estate Signs. No sign permit is required. All exterior real estate signs must be of wood or plastic or other durable material. The permitted signs, with applicable limits, are as follows:

1. Residential "For Sale" and "Sold" Signs. Such signs shall be limited to one sign per street frontage not to exceed five square feet in sign area, placed wholly on the property for sale, and not to exceed a height of seven feet.

2. Residential Directional "Open House" Signs. Such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a real estate broker has more than one house open for inspection in a single development or subdivision, he/she is limited to four off-premises "open house" signs in the entire development or subdivision. Such signs are permitted only during daylight hours and when the real estate broker is in attendance at the property for sale. No such sign shall exceed five square feet in sign area.

3. Undeveloped Commercial and Industrial Property "For Sale or Rent" Signs. One sign per street frontage advertising undeveloped commercial and industrial property for sale or rent. The sign shall not exceed thirty-two square feet in sign area and seven feet in height.

4. Developed Commercial and Industrial Property "For Sale or Rent" Signs. One sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If one face of the building is less than ten feet from the building line, the sign shall be placed on the building or in a window. The sign shall not exceed seven feet in height and, if freestanding, shall be located more than fifteen feet from any abutting property line or a public right-of-way line. Said sign shall not exceed thirty-two square feet in sign area.

5. Undeveloped Residential Property "For Sale" Signs. One sign per street frontage advertising undeveloped residential property for sale is permitted not exceeding thirty-two square feet in sign area. Said sign must be placed more than thirty feet from the abutting owner's property line and may not exceed a height of seven feet.

6. Subdivisions approved after the effective date of the ordinance codified in this chapter are permitted one cluster of flagpoles (not to exceed five flagpoles) in front of sales offices to advertise the new development.

E. Political Signs. No sign permit is required. Political signs or posters may be placed upon private property or within the portion of the right-of-way adjacent to private property between the street and sidewalk (or in the unpaved section of the right-of-way where there is no sidewalk), commonly referred to as the "parking strip" or "planter strip," and determined to be a traditional public forum. Political signs

shall not be larger than ten square feet of sign area and shall not be posted or attached to telephone poles, power poles or other public utility facilities. Such signs must be removed seven days after the election in which the candidate or issue advertised on a sign has been determined. For a successful candidate in a primary election the sign may remain until the final election, but shall be removed within seven days after the election. The candidate or committee for which the sign is displayed shall be responsible for its removal and/or is subject to the penalties as provided in this code.

F. Community Banners or Cloth Signs. Such signs may be permitted and extend across a public street by permission of the city manager or appointed representative. Such signs may only be placed at city-designated locations and erected by city personnel.

G. Banners. Such signs may be permitted on private property. Banners may be used to advertise a sale, other special events, or for new businesses waiting for a permanent sign. Notification to the city is required prior to hanging the banner. This notification shall include acknowledgement of the banner requirements, the dates the banner will be used and location of the banner. Businesses are only allowed one banner per wall with a maximum of two banners per business at any one time. All banners must comply with the following:

1. Maintenance Standards. All banners must be legible, made of durable materials, and must be well maintained.
2. Time Limitation. Banners are limited to two thirty-day placements per calendar year.
3. Location on Property. Banners must be located completely on a wall, and tacked down on four corners. Banner size shall be regulated to a maximum of ten percent of the architectural elevation per wall.

H. Sandwich Board Signs. Only businesses that cater to pedestrians such as: restaurants, retail businesses that sell clothing, gifts, accessories, small markets, or other similar uses as determined by the director of community and economic development shall be allowed to have sandwich board signs. Such signs shall only be pedestrian-oriented in nature and businesses will only be allowed a maximum of one sandwich board sign. These signs are subject to the following conditions:

1. Notification. Notification to the city is required prior to displaying a sandwich board sign. This notification shall include acknowledgement of the sandwich board sign requirements, list of materials used, and rendering of the sign, including the dimensions. Liability for all sandwich board signs placed in the right-of-way is that of the business placing the sign.
2. Size. The area of the sign shall not exceed nine square feet per side in size and shall not be wider than three feet.
3. Maintenance Standards. Signs shall be constructed out of materials able to withstand typical Northwest weather. Such materials may be metal, finished wood, chalkboard, white board or plastic; signs and copy shall be of professional quality. Owners of sandwich board signs shall be required to keep their signs in a legible, intact, and well maintained manner.

4. Display Time. Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.

5. Location. Signs may be located no further than twelve feet from the entrance to the business. Such signs shall not be placed in a location which is within the vision triangle or any location which will impede vehicular traffic. Further, such signs shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped.

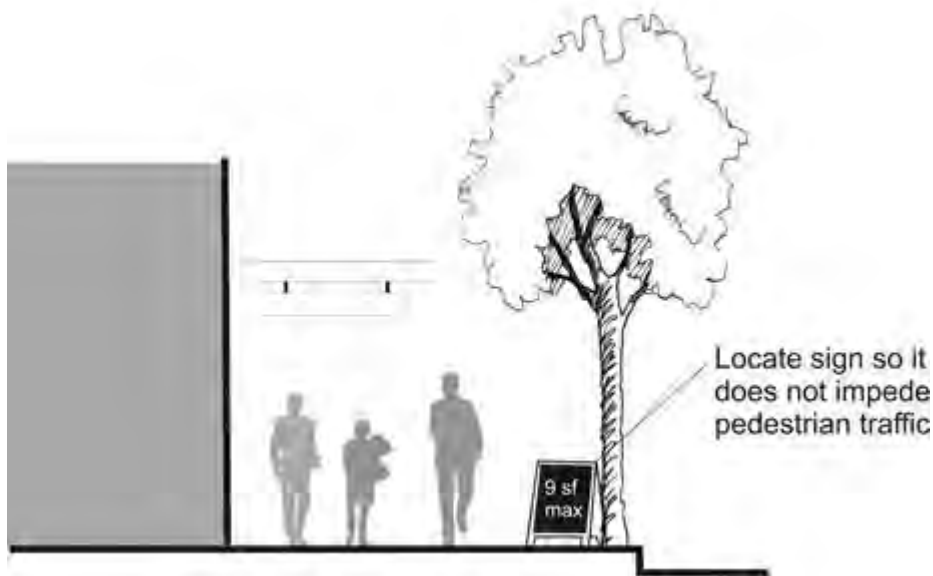


Figure 16.75.100(H-1). Sandwich board sign standards

Exception. For multi-tenant centers where most businesses are located more than twelve feet from the public ROW, center owners or their representatives may apply for a permit to depart from this standard, provided the following provisions are met:

- a. A maximum of one sign per one hundred feet of ROW frontage;
- b. Signs may be placed in the public ROW on one side of sidewalk in a manner that allows a minimum of five feet of horizontal clearance for pedestrians.

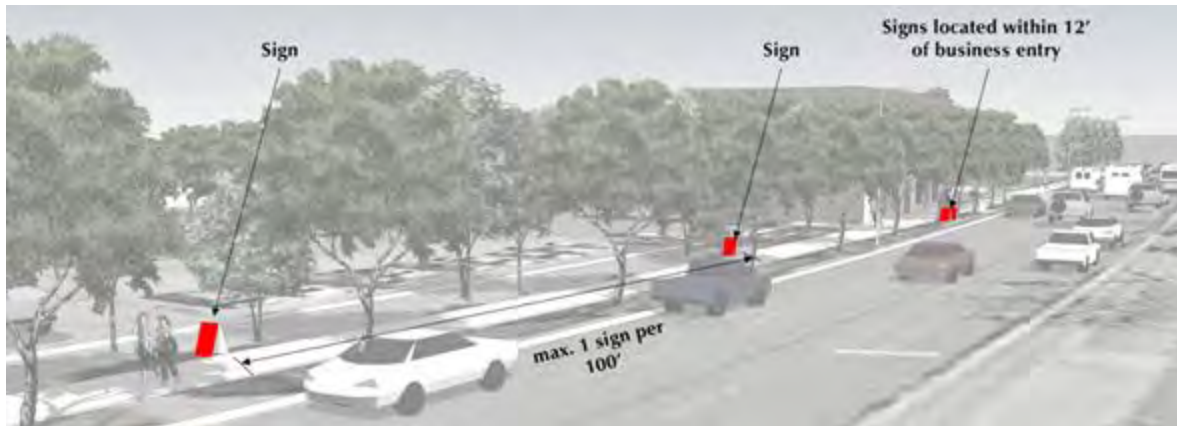


Figure 16.75.100(H-2). Illustrating sandwich board sign provisions

The first two signs on the left are more than twelve feet from their respective business entries, but allowed per the exception provision above. The cluster of sandwich board signs in the distance to the right are all within twelve feet of their respective business entries.

I. Feather Signs. Feather signs are prohibited except where used for a grand opening event and/or business sales event (subsections B and (C)(2) of this section) or by permit for multi-tenant centers meeting the criteria below:

1. Applicants: multi-tenant center owners or their representatives. Number of signs permitted: a maximum of one sign per one hundred feet of ROW frontage;
2. Location of Signs. Signs may be placed outside the public ROW on the back side of the sidewalk, as shown in Figure 16.75.100(I).
3. Maximum height of signs: thirteen feet.
4. The use of consistent size and shape of feather signs is encouraged where more than one sign is permitted.



Figure 16.75.100(I).

Where permitted for multi-tenant centers, feather signs shall be placed at intervals of no more than one sign per one hundred lineal feet of frontage and located behind the sidewalk.

J. Garage Sale (Yard Sales, Moving Sales, Patio Sales). No sign permit is required. Such sign shall be limited to one sign on the premises and three off-premises signs. No such sign shall exceed four square feet in sign area. The sign or signs may be displayed only during the sale and must be removed the day the sale ends. The person or persons for which the sign or signs are displayed shall be responsible for its removal and/or are subject to the penalties as provided in this code.

K. Seasonal Sales. No sign permit is required. Vendors who receive a temporary business license as defined in LMC 5.12.015 for seasonal or temporary sales activities (e.g., Christmas trees) are permitted one sign not to exceed twenty square feet in sign area. This sign shall be mounted to the booth or trailer used for temporary sales.

16.75.110 Legal nonconforming signs.

Legal nonconforming signs may remain in use only under the following conditions:

A. No such sign shall be changed in any manner that increases the noncompliance of such sign with the provisions of the ordinance codified in this chapter established for signs in the district in which the sign is located.

B. The burden of establishing a sign to be legally nonconforming under this section rests upon the person or persons, firm or corporation claiming legal status for a sign.

C. When a sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with the provisions of this chapter. "Structural alteration" means any action that changes the height, size, or shape of the sign or any action that affects the base or support(s) of the sign.

D. When a business or activity containing a legal nonconforming sign is enlarged or remodeled to a value of fifty percent or more of existing value of real property improvements, then such sign must be brought into conformity with this chapter.

E. When a business or activity containing a legal nonconforming sign changes the type of the business, then such sign must be brought into conformance with this chapter.

F. *Violations.* Any violation of this chapter shall immediately terminate the right to maintain a nonconforming sign.

16.75.120 Enforcement and sign removal.

A. *Termination of Illegal Signs.* The right to maintain any sign shall terminate and shall cease to exist whenever the sign is:

1. *Abandoned.* No persons shall maintain or permit to be maintained on any premises owned or controlled by such persons any sign which has been abandoned.

2. *Damaged or destroyed beyond fifty percent.* The determination whether a sign is damaged or destroyed beyond fifty percent shall rest with the code administrator and shall be based upon the actual cost of replacing said sign; and/or

3. Structurally substandard under any applicable ordinance of the city to the extent that the sign becomes a hazard or a danger.

B. *Removal of Unlawful Signs.*

1. Any unlawful permanent type sign which has not been removed within thirty days after conviction of violation or imposition of civil penalty may be removed by the city and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty days of its removal by the city, the city may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs of removal shall be paid to the owner of the sign.

2. Signs which the city finds upon public streets, sidewalks, right-of-way or other public property or which wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed without prior notice.

3. Any unlawful temporary or portable type sign located on private property which has not been removed after twenty-four hours from notification may be removed by the city. The sign may be reclaimed by the owner after a civil penalty of \$100.00 has been paid. If the sign has not been reclaimed within thirty days of its removal by the city, the city may sell or otherwise dispose of the sign and apply the proceeds toward costs of the removal. Any proceeds in excess of costs of the removal shall be paid to the owner of the sign.

4. Neither the city nor any of its agents shall be liable for any damage to the sign when removed under this section.

C. *Violation--Penalty.*

1. Violation of the provisions of this code or failure to comply with any of its requirements shall constitute a misdemeanor and such violation shall be punished as provided by the statutes of the state of Washington for the commission of a misdemeanor. Each day such violation continues shall be considered a separate offense.

2. The erector, owner or user of an unlawful sign or the owner of the property on which an unlawful sign is located and who maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

16.75.130 Severability.

A. If any section, sentence, clause, phrase, word, portion, or provision of this chapter is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this chapter which can be given effect without the invalid provision.

B. The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this chapter to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

1 Code reviser's note: Ord. [1454](#) sets this distance from the wall at fifteen inches. This distance has been changed to twelve inches to reflect the intent of the city.

Exhibit M:

Chapter 16.80 LANDSCAPING REQUIREMENTS

16.80.010 Statement of intent.

The purpose of this chapter is to establish minimum requirements and standards for landscaping and screening where needed to promote safety, to provide screening between incompatible land uses, to safeguard privacy and to protect the aesthetic assets of the city.

16.80.020 General requirements.

A. A plot plan of the proposed landscaping and screening shall be prepared by a licensed landscape architect, Washington-certified nurseryman, or Washington-certified landscaper and incorporated into plans submitted for preliminary plat, site plan review, administrative design review or building permit review. For individual home owners, upon request the city will provide template landscape plans with approved tree species to fulfill this requirement.

B. *Landscaping Plans.* The landscaping plan shall contain the following information (one inch equals twenty feet or larger):

1. Existing plant material and soil to be retained;
2. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (refer to LMC [16.24.040](#), General standards required for all development);
3. Surface parking location and design (refer to Chapter [16.72](#) LMC);
4. Bicycle parking location and design (refer to Chapter [16.72](#) LMC);
5. Loading and service areas location and design (refer to Chapter [16.80](#) LMC);
6. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots (refer to Chapter [16.80](#) LMC);
7. All areas where soils are to be amended (refer to the current City of Lacey Stormwater Design Manual);
8. Locations where plant and soil materials will be stored during construction;
9. Timeline for site preparation and installation of plant materials.

The applicant shall utilize tree protection techniques approved by the enforcing officer, site plan review committee and/or hearings examiner in order to provide for the continued healthy life of retained significant trees including during land alteration and construction.

16.80.030 Special requirements.

A. The following uses require Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use, and if located outside a public right-of-way:

1. Utility substation

2. Sewage pumping station
3. Water distribution facility
4. Communication relay station.

B. Whenever a non-residential activity is proposed adjacent to a residential zone or use a minimum fifteen-foot buffer area of Type I landscaping shall be provided along the property boundary between the uses. Alternative configurations may be considered through the design review process, provided the proposed treatment minimizes negative visual and compatibility impacts.

C. The following uses require Type III landscaping along the street frontage and throughout the required front yard area and Type II landscaping between the required front yard area and improvements on the property and along interior property lines unless a more stringent requirement is specifically identified in a land use district:

1. Church.
2. Commercial or public parking lot or structure not serving a primary use.
3. Government service building.
4. Community club.
5. School.
6. Hospital.

D. An area around the base of each utility pole, groundmounted sign or similar fixtures must be landscaped to improve the overall appearance of the area. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, or decorative framing. All refuse storage container areas shall be constructed and landscaped in accordance with Tables [16T-24](#) and [16T-25](#).

E. In front yard areas required to be landscaped under city requirements, a minimum of sixty percent of the required area shall be landscaped with natural plant materials. This may include grass or other ground cover, trees, shrubs, and other permitted plant materials. Planting areas shall be designed and constructed in a manner that will make possible normal maintenance such as mowing and watering.

16.80.040 Preservation of significant trees.

A. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Areas devoted to access and sight areas as defined in this code, and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement, provided modifications to design can be required by the city to save vegetation pursuant to the city tree and vegetation protection and preservation ordinance, Chapter [14.32](#) LMC.

B. Outside of the required landscape areas, the applicant shall be required to retain significant trees pursuant to Chapter [14.32](#) LMC. Special attention shall be given to the preservation of the following:

1. The preservation of healthy significant trees over sixty feet in height and sixteen inches in diameter measured twenty-four inches above grade;
2. The preservation of significant trees that form a continuous canopy;
3. The preservation of significant trees that contribute to the character of the environment, and do not constitute a safety hazard.
4. To protect against blowdowns, the city encourages that areas of tall, older tree stands to be retained be at least fifty feet in width.

16.80.050 Types of landscaping.

A. All residential and nonresidential projects shall be required to provide landscaping that satisfies the functions and specific requirements of this section.

B. *Type I.*

1. *Purpose.* Type I landscaping is intended to provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts and to enhance the visual character of the city.

2. *Description.*

- a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.
- b. Provide a minimum of one conifer at least seven feet tall for every one hundred fifty square feet arranged in a manner to obstruct views into the property. Permitted conifer species are those with the ability to develop a minimum branching width of eight feet within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.
- c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.
- d. Ground cover shall cover the remainder of the landscape strip within three years.
- e. A minimum of fifteen feet of width shall be required when Type I landscaping design is utilized.
- f. Fences, walls, and/or earthen berms may supplement landscape materials, except where they are inconsistent with other community design goals, policies, and standards in the Lacey Comprehensive Plan or Municipal Code.
- g. Any other alternative mix of plantings can be considered provided the intent of the Type I landscaping type is satisfied.
- h. Vegetated LID facilities that satisfy the intent of Type I landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

C. *Type II.*

1. *Purpose.* Type II landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. This landscaping is used around the perimeter of a site and adjacent to buildings and may be mixed with a Type III landscaping to provide interest along parking lot pedestrian corridors.

2. *Description.*

a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.

b. Provide at least one tree per three hundred square feet of landscaped area. At least fifty percent of the trees must be conifers. Trees may be clustered to avoid blocking views between windows and public spaces and/or private yard areas where desirable. Permitted tree species are those with the ability to develop a minimum branching width of eight feet within five years.

c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.

d. Trees shall be a minimum of two inches in caliper measured six inches above the base at planting and shrubs must be capable of growing to a minimum of four feet in height, within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

e. Provide ground cover to cover the remainder of the planting strip within three years.

f. Any other alternative mix of plantings can be considered provided the intent of the Type II landscaping type is satisfied.

g. When Type II landscaping is used to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used adjacent to a building, a minimum five-foot planting area shall be provided.

h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

D. *Type III.*

1. *Purpose.* Type III landscaping is intended to provide visual relief where clear sight is desired. This landscaping type is utilized along pedestrian corridors and walks for separation of pedestrians from streets and parking areas while providing an attractive setting and overstory canopy.

2. *Description.*

- a. This type of landscaping consists of street trees for a large overstory canopy along streets and pedestrian corridors and grass or other approved vegetation for ground cover.
- b. Ground cover or low shrubs developed for conditions of the Northwest shall be planted. Turf grass is desirable in planting strips where on-street parking is present. Low shrubs are desirable in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.
- c. Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- d. Street trees along arterials and collectors shall be those species described in the city's urban beautification program. Trees used along local access streets or pedestrian walks through parking lots shall be a species approved by the community and economic development department and shall be chosen for attractiveness, rooting habits, disease and pest resistance, and habitat value. All trees shall be a minimum of two inches in caliper measured six inches above the base at planting. Decorative protection may be placed around trees. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.
- e. Provide ground cover to cover the remainder of the planting strip within three years.
- f. Earthen berms with grass or other vegetative ground cover and other design features may be worked into landscaping, provided the resultant effect of providing a pedestrian-friendly environment and visual relief where clear sight is required can be achieved.
- g. The minimum width for Type III landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.
- h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.
- i. Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

E. *Type IV.*

1. *Purpose.* To provide visual relief and shade in parking areas.

2. *Description.*

a. *Required Amount.*

(1) If the parking area contains no more than twenty-five parking spaces, at least thirty-five square feet of landscape development must be provided for each parking stall proposed.

(2) If the parking area contains more than twenty-five spaces, at least fifty square feet of landscape development must be provided for each parking stall proposed.

b. *Design.*

- (1) The minimum width for Type IV landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.
- (2) Each planting area should contain at least one tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type. Deciduous trees shall have a minimum size of two inches in caliper measured six inches above the base and shall have the ability to reach a mature height of at least thirty-five feet. Conifers shall have a minimum height of seven feet at planting. Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability. No parking stall shall be located more than fifty feet from a tree.
- (3) Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet. Up to fifty percent of shrubs may be deciduous.
- (4) Provide ground cover to cover the remainder of the planting strip within three years.
- (5) A landscaped area must be placed at the interior end of each parking row in a multiple-lane parking area. This area must be at least eight feet wide and must extend the length of the adjacent parking stall.
- (6) Landscaping islands must be placed in every parking row with a maximum spacing of at least one island every seven parking spaces. Said islands shall be a minimum of eight feet in width and shall extend a minimum length of ten feet. Provided, that the site plan review committee may approve of a different configuration in order to provide a more attractive and functional design consistent with the intent of this chapter to promote aesthetic values and a pedestrian-friendly parking lot.
- (7) Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous.
- (8) Landscaping islands and landscape portions of pedestrian corridors may be used for drainage treatment and given credit on drainage calculations under Chapter 5 of the Development Guidelines. However, the primary purpose shall remain landscaping and health of trees and ground cover and aesthetic character shall not be compromised. Additionally in no case shall the grade between the parking lot surface edge and the landscape island or pedestrian corridor surfaces be greater than six inches when a swale concept is utilized and it is intended to meet minimum landscaping space requirements.
- (9) Vegetated LID facilities that satisfy the intent of Type IV landscaping are allowed to count towards landscaping requirements.
- (10) Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

F. *Single-Family Residential*. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Native vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall be amended in accordance with the current City of Lacey Stormwater Design Manual and then landscaped with trees, native and drought-tolerant shrubs and suitable native and drought-tolerant ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other native planting materials. Amended soils shall comply with the current City of Lacey Stormwater Design Manual. Single-family residential shall also comply with the provisions of LMC [14.32.066](#).

16.80.060 Alternative landscaping option.

A. The applicant may request a modification of the landscaping requirements set forth in LMC [16.80.030](#) and [16.80.040](#).

B. The enforcing officer, site plan review committee and/or hearings examiner may approve a modification of the landscaping requirements of this chapter only if:

1. The proposed landscaping implements portions of an urban forestry program or plan duly adopted by the city council;
2. The proposed landscaping represents an equal result that could not have been achieved by strictly following the requirements of this chapter; and
3. The proposed landscaping complies with the stated purpose of this chapter.

C. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscaping requirements.

16.80.070 Species choice.

The applicant shall utilize native regional plant materials or plant materials that complement the natural character of the Pacific Northwest.

16.80.080 Maintenance of plant materials.

A. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.

B. Unless entirely landscaped with significant trees preserved under LMC [16.80.040](#), all areas where new landscaping is being required, excepting new single-family lots, shall be provided with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryperson, Washington-certified landscaper or professional engineer. Said irrigation systems shall be designed, installed and

operated to maintain the plant materials to the standards detailed in subsection [A](#) of this section. The city may waive landscape irrigation provided an alternative method to irrigate the plantings for three years is approved by the city and a maintenance assurance device in the amount of one hundred percent of the replacement cost of the landscape materials is provided.

C. The city shall require a maintenance assurance device to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least twenty percent of the replacement cost of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device. The maintenance assurance shall be for a minimum period of two years from the completion of planting; however, for Type I landscaping, the period shall be three years. The community and economic development director may adjust the period of maintenance assurances on a case-by-case basis. A separate financial guarantee for maintenance associated with landscaping in the right-of-way and stormwater facilities shall be submitted to the public works department in accordance with Section 3.090 of the [Development Guidelines and Public Works Standards](#).

D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of subsection [B](#) of this section.

E. If a maintenance assurance device or evidence of a similar device is required under subsections [B](#) and [C](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.

F. Upon completion of the two-year maintenance period (three years for Type I landscaping), and if maintenance is not required, the city shall promptly release the maintenance assurance device or evidence thereof.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner.

16.80.090 Performance assurance.

A. The city may accept, as an alternative to a performance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of this subsection A.

B. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the enforcing officer shall determine the specific type of assurance device required in order to insure completion of the required landscaping in accordance with the approved landscaping plan. The value of this device must equal one hundred fifty percent of the estimated cost of the landscaping to be

performed, and shall be utilized by the city to perform any necessary work, and to reimburse the city for documented administrative costs associated with action on the device. If costs incurred by the city exceed the amount provided by the assurance device, the property owner shall reimburse the city in full, or the city may file a lien against the subject property for the amount of any deficit.

C. The performance assurance shall be held for a maximum period of one year from the date of acceptance by the city until the landscaping has been installed to the satisfaction of the community and economic development director. Any landscaping not installed after the period of one year shall be grounds for the city to utilize the device to install the necessary landscaping.

D. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any required work remaining undone at the expiration of the assurance device.

E. Upon completion of the required landscaping by the property owner, at or prior to expiration of the assurance device, the city shall promptly release the performance assurance device or evidence thereof.

16.80.100 Landscape features.

Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscaping area, except where they conflict with the purpose of this chapter. The area devoted to such a feature may not exceed twenty-five percent of the required area.

16.80.110 Repealed

Repealed by [Ord. 1480](#).

Exhibit N:

Chapter 16.93 NONCONFORMING USES

16.93.010 Intent.

Within the districts established by this title, there exist lots and structures which were lawful prior to the date of adoption of the ordinance codified in this title, but which would be prohibited, regulated, or restricted under the terms of this title. It is the intent of this chapter to permit these nonconformities to continue until they are removed.

16.93.012 Nonconforming structures.

A. Nonconforming structures shall not be enlarged upon, expanded or extended in a manner which would increase the nonconforming aspects of said structure.

B. *Relocation.* Nonconforming structures shall not be relocated on the same site unless the move results in bringing the structure into closer conformance with the provisions of this chapter.

16.93.014 Nonconforming uses.

A nonconforming use of a structure, or land, shall not be extended or enlarged after the effective date of the ordinance codified in this title, by attachment on a building or premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

16.93.016 Nonconforming--Prior construction.

To avoid undue hardship, nothing in this title shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the date of adoption of the ordinance codified in this title, and upon which actual building construction has been carried on diligently. "Actual construction" is defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition shall be deemed to be actual construction, provided that work shall be carried on diligently.

16.93.020 Nonconforming lots of record.

A. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record prior to the date of adoption of the ordinance codified in this title, notwithstanding limitations imposed by other provisions of this title. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership.

B. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained ~~only through action of the hearings examiner~~ in accordance with Chapter 11.098 LMC.

C. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record prior to the date of adoption of the ordinance codified in this title, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this title, and no portion of the parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this title, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this title.

16.93.030 Abandonment or discontinuance.

A nonconforming use shall be deemed abandoned by discontinuance or abandonment for a period of eighteen months, and any subsequent future use of such land or buildings shall be in conformity with the provisions of this title.

ORDINANCE NO. 1694

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING THE CITY OF LACEY COMPREHENSIVE PLAN AND ZONING MAP, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City of Lacey is required by the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, to review and update its Comprehensive Plan and associated development regulations at least once every ten years; and

WHEREAS, in early 2024, the City of Lacey hired a consultant to create a Communications and Community Engagement Plan to fully prepare for the 2025 Comprehensive Plan Update and to ensure meaningful community input; and

WHEREAS, the community outreach included multiple phases of public outreach such as in-person hosted events, out within the community at parks and other local gatherings, online engagement, and public meetings; and

WHEREAS, the proposed updates include zoning district consolidations where similar zoning designations are combined to better reflect the built-out conditions on the ground and improve the accessibility of the zoning map; and

WHEREAS, the proposed updates include minor text amendments where the uses or intent of a district have changed over the last 10 years and minor changes are necessary to better reflect community goals and vision for the future; and

WHEREAS, the proposed updates include rezone requests where community members identified locations for rezone consideration as part of this update process; and

WHEREAS, the proposed updates include incorporating a Future Land Use Map to better illustrate the long-term vision for land development and growth, guiding where different types of uses should occur within the community; and

WHEREAS, the proposed updates include a range of updates to the City of Lacey Zoning Map, which serves as a regulatory tool that dictates what can be built and operated on a property based on the identified district and associated development standards at a given time, to bring current conditions and development trends into better alignment with the community vision for the city; and

WHEREAS, on October 8, 2025, a public hearing was held at which public testimony was received on the proposed 2025 Comprehensive Plan Update; and

WHEREAS, on October 22, 2025, following receipt and review of public testimony and staff analysis, the Planning Commission unanimously recommended adoption of the 2025 Comprehensive Plan Update; and

WHEREAS, on November 25, 2025, city staff presented the recommended 2025 Comprehensive Plan Update to the Lacey City Council for review and additional discussion; and

WHEREAS, The City of Lacey finds that it has fulfilled the requirements of the 2025 Periodic Update process as required by the Growth Management Act pursuant to RCW 36.70A.130; and

WHEREAS, By adoption of this ordinance, the City of Lacey hereby declares the 2025 Periodic Update process complete; and

WHEREAS, the City Council finds and determines adoption of this ordinance to be in the public interest and in the best interest of the City and its community members.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. Adoption of the Lacey Comprehensive Plan. The current City of Lacey Comprehensive Plan is hereby replaced with the *City of Lacey Comprehensive Plan* attached hereto as **Exhibit A**, which is hereby incorporated as though fully set forth herein.

Section 2. Adoption of the Capital Facilities Plan. The *City of Lacey 2023 – 2042 Capital Facilities Plan*, adopted January 16, 2024 by Ordinance No. 1655, is hereby incorporated by reference into the Lacey Comprehensive Plan.

Section 3. Adoption of the Lacey Parks, Culture & Recreation Comprehensive Plan. The *Lacey Parks, Culture & Recreation Comprehensive Plan 2023-2029*, adopted August 17, 2023 by Ordinance No. 1642, is hereby incorporated by reference into the Lacey Comprehensive Plan.

Section 4. Adoption of the Shoreline Master Program. The *City of Lacey Shoreline Master Program, March 2021*, adopted March 18, 2021 by Ordinance 1585, is hereby incorporated by reference into the Lacey Comprehensive Plan.

Section 5. Adoption of the Zoning map. That certain map entitled *City of Lacey Zoning Map*, a copy of which is attached hereto as **Exhibit B**, and as digitally depicted and publicly accessible through the City of Lacey GIS mapping platform, is hereby adopted as the City of Lacey Zoning Map as referenced in Lacey Municipal Code Section 16.09.020.

Section 6. Recitals. The recitals above constitute and shall be treated as findings and conclusions in support of this Ordinance and, together with the exhibits and attachments to

this Ordinance and the public record compiled and retained by the City during development of the proposed Lacey Comprehensive Plan, comprise the analysis required by applicable provisions of the Lacey Municipal Code and Constitutional and State law, to include the Washington Growth Management Act.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 9. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly called meeting thereof, held this ____ day of _____, 2025.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO. 1694

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on December 16, 2025, Ordinance No. 1694, entitled “AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING THE CITY OF LACEY COMPREHENSIVE PLAN AND ZONING MAP, AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance adopts the 2025 City of Lacey Comprehensive Plan and Zoning Map.
2. The Ordinance incorporates the City of Lacey 2023 – 2042 Capital Facilities Plan into the Comprehensive Plan.
3. The Ordinance incorporates the Lacey Parks, Culture & Recreation Comprehensive Plan 2023-2029 into the Comprehensive Plan.
4. The Ordinance incorporates the City of Lacey Shoreline Master Program, March 2021 into the Comprehensive Plan.
5. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: _____, 2025.



City of Lacey Comprehensive Plan

December 2025

Introduction

Lacey's 2025 Comprehensive Plan Update provides a 20-year vision to guide growth, development, and public investment through 2045. It's our roadmap for land use,



compact development, housing diversity, economic vitality, and climate resilience shaped by extensive community input. The plan meets the requirements of Washington State's Growth Management Act (GMA), responds to new state laws, and our communities' evolving needs and priorities.

Key goals include promoting compact, walkable neighborhoods; expanding diverse and affordable housing; advancing multimodal transportation options; and protecting natural resources.

The Plan also supports economic vitality by preserving commercial areas and encouraging local job creation. Through updated land use classifications, a revised Future Land Use Map, and coordinated annexation strategies, the City ensures infrastructure alignment and growth readiness. Together, these efforts position Lacey for a vibrant, inclusive, and resilient future.



Comprehensive Plan Elements

The Comprehensive Plan comprises goals and policies for the following key elements:

- ◇ **Climate & Sustainability**
- ◇ **Transportation**
- ◇ **Economic Development**
- ◇ **Housing**
- ◇ **Land Use**
- ◇ **Parks & Recreation**
- ◇ **Capital Facilities**
- ◇ **Utilities**
- ◇ **Shorelines**



Acknowledgements

Land Acknowledgement

We acknowledge the ancestral land we are on today as the traditional territory of the Tribal People of the Treaty of Medicine Creek, signed in 1854, including the Nisqually Indian Tribe and Squaxin Island Tribe.

We acknowledge, remember, and must not forget those Tribal People that are named but not recognized today, and who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here.

We acknowledge, Indigenous People who called the land home before the arrival of settlers and have been here Since Time Immemorial.

We recognize the relationship that exists between Indigenous People and their traditional territories, which include the religious significance, self-determination, identity, and economic factors. The relationship helps all people heal from the past and learn how not to inflict new wounds today.

We recognize and respect Indigenous People as traditional stewards of this land, and acknowledge the Tribal Governments and their role today in taking care of these lands. We recognize that this land acknowledgment, and the Nisqually-Lacey Accord of 2011, are small steps toward true allyship. We commit to partnering with the Tribal People of the Treaty of Medicine Creek to continue to uplift the voices, experience, and histories of indigenous people of this land and beyond.

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 it has today. We recommend that community members read the Medicine Creek Treaty of 1854 (<https://goia.wa.gov/resources/treaties/treaty-medicine-creek-1854>).

Acknowledgements, cont.

Lacey City Council

- Mayor, Andy Ryder
- Deputy Mayor, Malcolm Miller
- Lenny Greenstein
- Michael Steadman
- Carolyn Cox
- Robin Vazquez
- Nicolas Dunning
- Planning Commission
- Chair, Jeffrey Gadman
- Vice Chair, Tonya Moore
- Elliot Kirk
- Gail Madden
- Jennifer Mangione
- Judith Doyle
- Kyrian MacMichael
- Robert Lane
- Spencer Zeman

Special Acknowledgement

Commission on Equity and the Lacey Youth Council

Consultants and Partners

- **BERK** – Provided growth projects (jobs and housing units).
- **Fehr & Peers** – Drafted the Transportation Element.
- **MIG, Inc.** – Assisted in compiling the Comprehensive Plan Elements and developing the website.
- **raimi + associates** – Assisted in drafting the Climate Element and supported the development of the Comprehensive Plan.

- **Thurston Regional Planning Council** – Planning for and Accommodating Housing Needs in Thurston County.
- **Uncommon Bridges** – Housing Displacement Analysis and Comprehensive Plan Recommendations.

City Staff

- Rick Walk, City Manager
- Shannon Kelley-Fong, Assistant City Manager
- Aubrey Collier, Public Works, City Engineer
- Chris Baird, Public Works, Senior Maintenance Technician
- Chris Stolberg, Public Works, Transportation Engineer
- Doug Christenson, Public Works, Senior Utility Engineer
- Ed Taylor, Human Resources, Emergency Management and Safety Coordinator
- Hans Shepherd, Community and Economic Development, Senior Planner
- Jennifer Adams, Community and Economic Development, Housing Coordinator
- Jenny Wilson, Parks, Culture and Recreation, Senior Parks Planner
- Linsey Fields, Community and Economic Development, Climate and Sustainability Coordinator
- Martin Hoppe, Public Works, Transportation Manager
- Ryan Andrews, Community and Economic Development, Community Planning Manager
- Sarah Schelling, Community and Economic Development, Current Planning and Economic Development Manager
- Scott Devlin, Public Works, Operations Manager
- Shannon Bell, Community and Economic Development, Executive Assistant
- Shannon Vincent, Community and Economic Development, Senior Project Planner
- Teri O'Neal, Public Works, Utility Engineer
- Terry McDaniel, Community and Economic Development, Building Official/Fire Marshal
- Tyson Poeckh, Public Works, Project Administrator
- Veronica Hand, City Manager's Office, Equity and Inclusion Program Manager

- Wesley Nguyen, Community and Economic Development, Economic Development Coordinator
- Department Directors
- David Schneider, City Attorney
- Jennifer Burbidge, Parks, Culture and Recreation Director
- Leialani Su'e, Human Resources Director
- Robert Almada, Chief of Police
- Scott Egger, Public Works Director
- Troy Woo, Finance Director
- Vanessa Dolbee, Community and Economic Development, Director

Climate & Sustainability

Introduction

Lacey's Climate and Sustainability element comprises two distinct sub-elements: Climate Mitigation (GHG) and Climate Resilience.

Climate Mitigation planning is the process of limiting or eliminating greenhouse gases (GHG) through goals and policies that support decarbonization.

Climate resilience is the ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts on our natural systems, infrastructure, and communities.



Background

Climate Mitigation (GHG)

Lacey's largest GHG emissions come from the built environment (residential and commercial energy use) and transportation emissions (on-road vehicle miles). These two sectors account for roughly 80% of the region's GHG emissions.

Climate Resilience

Lacey has a relatively low level of vulnerability and risk associated with climate change hazards. However, the impacts from severe weather (extreme storms, wind, and cold), extreme heat, and wildfires are expected to increase over time.



Climate & Sustainability Goals and Policies

Climate Mitigation (GHG)

The goals and policies in the GHG Sub-Element:

- Prioritize energy efficiency policies and GHG reductions in the built environment
- Reduce vehicle miles traveled.
- Set land use policies that support GHG emissions reductions.
- Support city operations in achieving net-zero by 2050.



Collectively, the city has adopted 8 goals and 31 policies that will reduce GHG emissions.

There are 7 goals, broken into 26 policies, that support the reduction of community GHG emissions. These policies focus on prioritizing renewable energy projects, incentivizing the retrofitting of existing buildings, reducing vehicle miles traveled, supporting active transportation, and prioritizing capital investments that build on current EV infrastructure.

Goal 8 is a specific goal to reduce GHG emissions of City operations. The five policies under Goal 8 ensure the City can reach net-zero by 2050 through fleet electrification, decarbonization of City buildings, phasing out natural gas, and supporting commute trip reduction programs.

Community goals ensure equity through policies that support creating and maintaining funding sources for residential home energy rebates, supporting funding for purchases of electric bicycles, and incentivizing solar energy.

Three policies track progress toward reaching adopted goals; these include policies conducting GHG emissions inventories, vehicle miles traveled analysis, and updates to the Urban Forestry Management Plan.

Climate Resilience

The goals and policies in the Resilience Sub-Element:

- Safeguard and steward natural areas that foster climate resilience

- Mitigate the impacts of climate change hazards on homes and City infrastructure
- Reinforce socio-economic resilience, with a focus on the most vulnerable community members.

The policies are organized by 12 goals for reducing the vulnerabilities and risks facing Lacey as the climate changes. The first two goals help community members understand climate hazards and risks, know what they can do to prepare, and build their adaptive capacity. Policies focus on those who are most at risk of experiencing impacts from climate change hazards, youth, property owners, neighborhood leaders, and community-based organizations.

The third and fourth goals build the City's capacity to take action on climate resilience. Policies focus on funding, staffing, and maintaining an up-to-date understanding of climate changes and how to adapt.

The remaining eight ensure that development, natural and built infrastructure, and city facilities are resilient to climate change impacts. Policies focus on ecosystem health, the urban forest, land use and development, utilities, transportation, critical City facilities, and shelters/resilience hubs.



GHG EMISSIONS POLICY FRAMEWORK	
Goal	Description
Goal G-1	Regionally implement activities for shared climate goals.
G-1A	Explore local funding sources for the Thurston Climate Mitigation Plan strategies and actions.
G-1B	Partner with and support the Thurston Climate Mitigation Collaborative's climate work.
Goal G-2	Reduce GHG emissions by incentivizing the use of renewable energy, conservation, and efficiency technologies and practices in buildings.
G-2A	Prioritize the use of lower-carbon building materials in new construction and building retrofits to reduce embodied carbon.
G-2B	Maintain and explore subsidies for low-income and overburdened communities to complete energy-efficient housing upgrades.
G-2C	Prioritize the preservation and weatherization of housing in overburdened communities, particularly at higher densities, to reduce emissions and increase resilience.
G-2D	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.
Goal G-3	Develop guidelines for the adaptive reuse of buildings.
G-3A	Recognize the emission-reduction benefits of retaining existing buildings. Provide resources for weatherization and other resilience improvements.
Goal G-4	Increase tree canopy cover to boost carbon sequestration while increasing solar access where practicable.
G-4A	Manage and preserve urban forest canopy and increase urban greenery to maximize or conserve carbon storage.
G-4B	Implement critical area regulations to maintain or increase these natural areas' carbon concentrations and avoid conversion of carbon-rich ecosystems.
G-4C	Consider solar panel incentives on buildings with large rooftops.
G-4D	Partner with Puget Sound Energy and other jurisdictions to support local microgrid solar and battery storage facilities in low-impact sites.
G-4E	Prioritize the goals and policies in the Urban Forestry Management Plan.
G-4F	Update the Urban Forestry Management Plan every 5 years starting in 2026.
G-4G	Explore State and Federal grants to expand the urban tree canopy through tree planting programs with native and adapted species.
Goal G-5	Reduce vehicle miles traveled.
G-5A	Prioritize and support Intercity Transit to develop more efficient transportation routes and transit expansion through joint planning.
G-5B	Reduce parking requirements where multimodal options are available.
G-5C	Implement multimodal transportation planning to reduce single-occupancy vehicle dependence and greenhouse gas emissions.
G-5D	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.
G-5E	Increase multimodal capacity in strategic locations, including the Martin Way corridor and neighborhood commercial districts.
G-5F	Starting in 2026, conduct a vehicle miles traveled study with specific reduction goals. Update this plan every 5 years to measure progress toward goals.
G-5G	Consider subsidies for low-income residents to purchase electric bicycles.
Goal G-6	Prioritize availability of adequate and reliable housing, public facilities, and infrastructure to promote economic growth and activity.
G-6A	Prioritize and encourage infill development.
G-6B	Support efforts to encourage more middle housing types.

G-6C	Discourage land use amendments that do not maintain existing densities. Support additional development opportunities in areas with existing infrastructure and well-served by transit and other services.
G-6D	Consider reducing the number of parking spaces near transit-oriented development to encourage use of transit and decrease single-occupancy vehicle travel.
Goal G-7	Education and outreach.
G-7A	Provide emissions-reduction educational workshops, activities, and engagement opportunities, with a focus on equity and including under-represented communities. Encourage volunteer efforts to build community leaders.
Goal G-8	Reduce Greenhouse Gas Emissions to 45% below 2022 levels by 2035; reduce to 75% below 2022 levels by 2040 and achieve Net-Zero by 2050.
G-8A	Explore retrofitting City-owned buildings for energy efficiency and conduct energy audits on City facilities.
G-8B	Phase out natural gas use in existing City-owned facilities and fleet vehicles by 2040.
G-8C	Develop supportive infrastructure and programs for zero-emission vehicles.
G-8D	Support commute trip reduction measures for City employees, including remote work policies and active transportation programs.
G-8E	Starting in 2027, conduct a Greenhouse Gas Emissions inventory for City operations, and repeat every three years to measure progress toward net zero.

RESILIENCE ELEMENT POLICY FRAMEWORK	
Goal	Description
Goal R-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.
R-1A	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.
R-1B	Tailor outreach and education for residents in high hazard areas (e.g., Wildland-Urban Interface (WUI) areas), with a focus on land management and building retrofitting.
R-1C	Spread education through community networks. Partner with nonprofits, faith-based communities, businesses, tenant organizations, and civic organizations to connect community members with climate education.
R-1D	Educate youth and young adults about climate change and resilience strategies.
Goal R-2	Recruit, train, and support teams of community resilience volunteers.
R-2A	Recruit and support volunteers to monitor and enhance ecosystem health, including shoreline areas, riparian zones, and forests.
R-2B	Recruit and support volunteers with specific roles during hazard events, including neighborhood-specific leaders, radio operators, emergency response teams, and volunteers to assist vulnerable community members, including translation and interpretation.
R-2C	Build partnerships with community-based organizations that educate and empower diverse coalitions of community members to implement climate resilience actions.
Goal R-3	Ensure that the City has adequate funding and staffing to implement climate resilience goals and policies.
R-3A	Leverage mitigation grants to finance resilience projects.
R-3B	Prioritize climate resilience funding and staffing in City budgets.
R-3C	Advocate for State and Federal policies and funding that support resilience to climate change.
Goal R-4	Use the most up-to-date data and analysis to regularly monitor changes in climate hazard impacts and related forecasts and to update resilience plans and strategies accordingly.
R-4A	Partner with state and Federal agencies, colleges, universities, and nongovernmental organizations to better understand and prepare for climate hazards.
R-4B	Update climate impacts risk assessments and policies in the hazard mitigation plan, with increasing focus on extreme heat events and wildfire smoke.
R-4C	Prepare plans that guide post-disaster recovery, including changes in land use, modifications to infrastructure and facilities, and resilient development standards.
Goal R-5	Prioritize resilience when planning future land uses.
R-5A	Implement the Shoreline Master Program with a focus on using strategies that promote natural functions and processes over concepts that require structural modification.
R-5B	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.
R-5C	Prioritize denser infill development over greenfield development to avoid encroachment on potential hazard areas, critical areas, and other ecologically important lands.
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.
R-5E	Limit development on or acquire undeveloped hazard-prone areas and natural hazard buffer areas.
Goal R-6	Expand and preserve ecosystems, natural habitat, and open space to reduce risks from flooding, wildfire, extreme heat, or other hazards.
R-6A	Develop and implement forest management strategies that reduce wildfire risk.
R-6B	Restore and protect riparian ecosystems to reduce erosion and flooding during storm events.

R-6C	Vegetate shorelines. Protect existing native shorelines and support vegetation of shorelines with materials supportive of natural shoreline functions that will help maintain and improve water quality and habitat.
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.
Goal R-7	Expand and maintain the urban tree canopy and forest to maximize resilience to heat, drought, wildfire, and other hazards.
R-7A	Grow the urban forest. Implement the Urban Forest Management Plan and develop additional strategies that reduce wildfire risk.
R-7B	Implement climate-smart forest management, including tree species that are well-adapted to climate changes like drought and new pest threats.
R-7C	Maintain the City's status as a "Tree City".
R-7D	Update the City code to preserve trees during development, increase shade, and mitigate the impacts of tree roots on sidewalks.
Goal R-8	Update development standards to ensure the resilience of development and redevelopment projects.
R-8A	Incorporate wildfire and wildfire smoke mitigation techniques (e.g., defensible space, landscape species selection, HVAC upgrades, air filter systems) into development standards.
R-8B	Update stormwater management standards as necessary for public infrastructure and private development to minimize flooding, maximize water recharge, and minimize pollution through the use of green infrastructure and low impact development (LID) practices.
R-8C	Promote and incentivize sustainable building design and landscaping that protect against hazards (e.g., cold, heat, flooding, drought) while saving energy and conserving water.
R-8D	Support resilience upgrades for low-income residents. Identify grants and low-cost financing options and develop programs (e.g. rebates, subsidies, giveaways) to help low-income residents make resilience upgrades to homes.
R-8E	Advocate for lower insurance rates for property owners who reduce hazard risks.
Goal R-9	Enhance infrastructure to reduce vulnerabilities to hazards.
R-9A	Protect City water sources and infrastructure from hazard risks, including impacts of flooding and drought on water supplies.
R-9B	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 replacement of incompatible vegetation within the right-of-way.
R-9C	Continue collaborating with Puget Sound Energy to underground power lines in new developments.
Goal R-10	Enhance transportation systems to reduce vulnerabilities to hazards and to maximize accessibility, particularly for the most vulnerable community members.
R-10A	Expand transportation networks. Maximize redundancy in multimodal and active transportation routes (especially evacuation routes) to account for hazard-related road closures.
R-10B	Ensure that multimodal transportation systems remain operable and accessible during hazard events, especially for the most vulnerable community members and active transportation travel.
R-10C	Maximize accessibility and protection from hazards like heat on multimodal travel routes, especially for the most vulnerable community members.
R-10D	Establish adequate storage of vehicle fuels, including charging for electric vehicles during power outages.
Goal R-11	Harden public facilities against hazard risks, including wildfire, wildfire smoke, extreme heat, drought, high winds, and power outages, giving priority to critical facilities.
R-11A	Design and site new public buildings with future climate conditions in mind and for multiple flexible uses, including emergency and backup uses.
R-11B	Ensure that critical facilities and shelters have backup power sources, including solar and battery storage when appropriate.
R-11C	Provide backup water storage and/or auxiliary power at critical drinking water facilities.
Goal R-12	Ensure that community members, especially the most vulnerable, have easy access to shelter when faced with hazards, including extreme temperatures, wildfire, wildfire smoke, and power outages.
R-12A	Identify and advertise "resilience hubs" that provide respite during hazard events (e.g., cooling/warming centers, emergency shelters, buildings with air filtering systems), possibly including schools, recreation centers, and senior centers.

Transportation

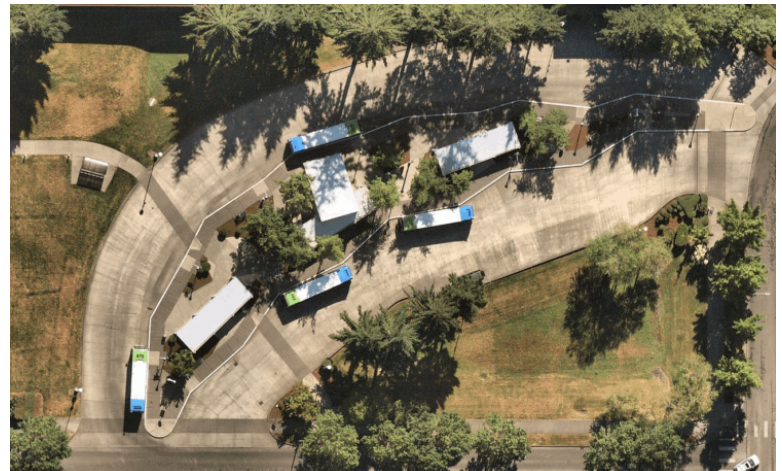
Introduction

The Transportation Element supports a well-connected city where people can get where they need to go using diverse transportation options. The 2025 update to the City of Lacey's Transportation Element establishes a bold and comprehensive roadmap for transportation planning and investment through 2045. It reflects updated state mandates, community priorities, and regional coordination—addressing current mobility challenges while preparing for long-term growth and sustainability.

The plan is designed to align transportation decisions with the City's broader goals related to land use, housing, economic development, environmental protection, and social equity.

Background

The Transportation update embraces a multimodal approach that integrates walking, biking, transit, freight, and vehicle access within a connected and inclusive transportation network. As Lacey continues to evolve into a more urban, climate-resilient community, the plan supports investments in infrastructure that enhance mobility choices, improve safety for all users, and promote compact, mixed-use neighborhoods that reduce reliance on single-occupancy vehicles.



Transportation Goals and Policies

Key priorities include improving safety and accessibility, filling gaps in the walking and biking network, expanding transit options, and supporting infrastructure that meets the needs of all ages and abilities. The plan also promotes strategies to reduce greenhouse gas emissions and vehicle miles traveled in line with state climate goals.

In addition, the Transportation Element outlines how Lacey will maintain and upgrade its transportation system in a fiscally responsible way—balancing capital investments with long-term maintenance needs. The City will continue to work closely with regional and state partners to ensure a coordinated approach to funding, planning, and implementation.

This update is rooted in extensive public engagement and will serve as a guiding framework to ensure that Lacey's transportation system continues to support a safe, sustainable, and connected community through 2045.



TRANSPORTATION ELEMENT POLICY FRAMEWORK	
Goal	Description
Goal T-1	Build a multimodal network for Lacey that connects people walking, rolling, biking, accessing transit, and making regional connections.
T-1A	Develop an interconnected grid of streets, bike lanes, and trails that meet established multimodal level of service (MMLOS) standards and guidelines and that equitably increase travel options and neighborhood connectivity while improving efficient use of the overall network.
T-1B	Develop a low stress (level of traffic stress {LTS} 2 or better) network for active transportation and set LTS 2 or better as a guideline for future projects and developments. Provide a low stress bike route within approximately ½ mile where another low stress facility is not available.
T-1C	Proactively address congestion by following adopted City and State facility level of service (LOS) standards in coordination with GHG reduction goals and targets. For development impacts to identified Strategy Corridors, consider multimodal Complete Streets or adjacent street improvements to reduce impacts.
T-1D	Continue to use Traffic Impact Analysis guidelines to ensure developers help reduce multimodal network gaps.
T-1E	Encourage the use of public transportation within the City and support Intercity Transit's long-range plan.
T-1F	Work with local, regional, state, federal, and tribal agencies as well as school districts and Intercity Transit to coordinate land use, transportation projects, and local planning efforts to ensure transportation facilities and programs function seamlessly across community borders, including unincorporated Thurston County development impacts.
T-1G	Support regional efforts to maintain the marine terminal, ensure the long-term viability of passenger and freight rail services, and provide appropriate services to meet general aviation needs.
Goal T-2	Prioritize safety and quality of life, especially for the most vulnerable users of the transportation network.
T-2A	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.
T-2B	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.
T-2C	Review access management, particularly along key corridors that have a history of severe injury collisions. Where appropriate, invest in roadway improvements that manage access and improve safety.
T-2D	Reduce serious injuries and fatalities in the network by developing and implementing a Comprehensive Safety Action Plan.
T-2E	Provide multimodal transportation options that are accessible for people of all ages and abilities, connecting jobs, housing, and services.
T-2F	Work to ensure transportation facilities comply with the Americans with Disabilities Act using Lacey's ADA Transition Plan, including addressing existing deficiencies through its guidance and prioritization.
T-2G	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.
Goal T-3	Support affordable housing and urban development with appropriate transportation infrastructure.
T-3A	Structure key transportation programs and multimodal transportation facilities to support the development of affordable housing.
T-3B	Provide transportation facilities that support the location of jobs, housing, industry, and other activities as identified in the Land Use and Housing Elements.
T-3C	Support active transportation investments to encourage healthy living and community interaction.
Goal T-4	Prioritize sustainability and environmental conservation efforts.
T-4A	Support national and state efforts to promote the use of alternative fuels, vehicle electrification including for transit, Electric Vehicle (EV) charging stations, and other technologies that reduce pollution emissions and other environmental impacts from motorized vehicles, in order to meet transportation-related greenhouse gas reduction targets as outlined in the Climate Change - Resiliency and GHG Reduction Sub-Elements of the Comprehensive Plan.
T-4B	Support transportation infrastructure that allows for compact, mixed-use development, reducing annual per capita vehicle miles traveled (VMT). Compared to a 2022 baseline, achieve a 27% reduction in annual per capita VMT by 2040,

	and a 41% reduction by 2050 based on potential targets for Thurston County from Commerce. The City will update and track VMT targets in line with future studies and monitoring efforts.
T-4C	Use transportation planning, design, and construction measures that minimize negative impacts on fish passage, their habitat, and other critical areas.
T-4D	Promote private and public sector transportation demand management (TDM) programs and services as a means to limit or reduce vehicle trips. Strategies could include technology-based approaches, parking management, curb management, commute trip reduction strategies, transit and e-bike programs, and improved drop off and pick up strategies.
T-4E	Ensure federal Title VI environmental justice requirements are met so that there are no disproportionate adverse human or environmental health impacts from transportation policies, programs, and investments for minority or low-income community members.
T-4F	Prioritize reasonable emergency response access, add system redundancy, retrofit essential transportation facilities, and design for impacts associated with changing climate patterns and natural disasters to build resiliency.
Goal T-5	Build and maintain Lacey's identity, support amenities, and promote recreation.
T-5A	Design and invest in transportation projects that reflect the goals of the people who live and work in Lacey, which include maintaining community identity, placemaking, and connecting people via active transportation to amenities and recreation.
T-5B	Promote increased community understanding of the relationship between land use choices and transportation impacts. Encourage participation and involvement of regional users of the transportation system.
T-5C	Develop 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.
T-5D	Designate Strategy Corridors. Use Strategy Corridors where needed to preserve community scale and minimize transportation impacts on adjacent land uses. Incorporate multimodal strategies in sections of the transportation system where corridor widening and traffic control devices are not preferred options to address congestion. Use road diets where appropriate to provide comfortable, safe, and supportive public streetscapes for transit riders and active transportation users.
T-5E	Support Thurston County's efforts to convert existing roadways in the urban growth area from rural to urban standards.
Goal T-6	Invest in transportation infrastructure that supports economic growth and local businesses.
T-6A	Ensure investments are cost-effective for both initial capital and ongoing operations and maintenance, and equitable for all users.
T-6B	Promote policies and design standards that allow movement of goods to Lacey businesses and minimize congestion impacts on local streets caused by deliveries.
T-6C	Address conflicts caused by the growth of freight movement within urban areas by implementing network and infrastructure, speed management, land use, and Travel Demand Management strategies where appropriate.
T-6D	Prioritize preventative maintenance programs, preservation, operation, and repair of the existing transportation system to minimize life-cycle costs and maintain a state of good repair. Create upfront lifecycle costs for future projects to help budget for maintenance and replacement needs.
T-6E	Make strategic transportation investments that reinforce well-planned and resilient growth and redevelopment decisions. Establish priority projects while being flexible when other funding opportunities arise.
T-6F	Continue policies that require new development to pay for its share of impacts on the transportation system including multimodal mitigations in addition to street capacity.
T-6G	Finance transportation facilities within the City's financial capacity. Support funding at the state and federal level where applicable. If funding is insufficient, adjust service standards, increase existing revenues if possible, and/or investigate the ability to adopt new revenue sources.

Economic Development

Introduction

The Economic Development Element supports a strong and healthy economy that provides economic opportunities for all citizens; generates sufficient revenues to ensure the provision of essential public services; and makes Lacey a great place to live, work, learn, shop, and play.

The Economic Development Element of Lacey's Comprehensive Plan plays a central role in guiding land use, utility planning, and revenue strategies to meet the evolving needs and aspirations of the community over the next twenty years. It outlines a long-term vision for building a diverse, resilient local economy—one characterized by quality job creation, infrastructure readiness, and strategic land use planning. To align our economic goals with community priorities, we are committed to fostering long-term growth through collaborative, sustainable, and locally driven policies.

Background

Thanks to its scenic and strategic location along the Interstate 5 corridor, Lacey is experiencing steady growth in both population and business activity. The city features a mix of educational institutions, public administration offices, retail centers, small businesses, light industry, healthcare uses and abundant natural amenities—including lakes, trails, and parks.

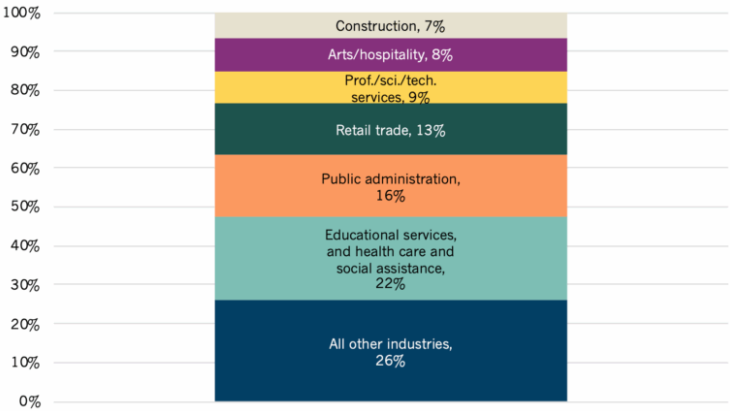
Lacey is home to the most statistically diverse population in Thurston County, with Hispanic/Latino and foreign-born populations increasing by approximately 4% and 0.6% between 2013 and 2023, respectively¹. Residents are employed across a wide range of sectors, including healthcare, government, education, and retail.



¹ ECONorthwest. (2025). Lacey Demographic and Economic Analysis.

Continued investments in infrastructure and sustainability have positioned the city as a thriving destination where people can live, work, shop, and enjoy outdoor recreation and community events. Lacey also strives to be a welcoming environment for new and expanding businesses. Containing 17,813,000 square feet of commercial real estate and a strong presence of home-operated businesses², the city offers support services and fosters local partnerships to encourage the development of a diverse, inclusive, and well-connected business community.

When updating the Economic Development Element, we focused our efforts on addressing ongoing economic challenges the community faces. Opportunities for livable wage employment, access to affordable and diverse housing types, and lack of civic identity were among the most frequently voiced concerns. Residents also prioritized preserving natural resources, expanding family-friendly activities, and building connected, walkable neighborhoods. These are objectives the element aims to address to continue to improve the quality of life for the Lacey community.



Economic Development Goals and Policies

The 2025 update to the Economic Development Element presents a cohesive vision for building a strong and resilient economic future for Lacey. It emphasizes the importance of fostering a positive business climate and promoting economic diversity, recognizing that entrepreneurship and local business growth are essential to a dynamic economic foundation. The City is also focused on preserving and revitalizing commercial areas to ensure they remain vibrant, accessible hubs for the community to enjoy. To support sustained economic activity, the Element highlights the need for housing across all incomes, transportation and utility infrastructure, and essential public services. Our approach is rooted in a commitment to social equity and environmental sustainability, ensuring that growth is both inclusive and ecologically responsible.

² Ibid.

Lacey's Economic Development Element includes targeted goals and policies to support job creation, improve city services, and encourage business activity.

The guiding principles for the six Economic Development Element goals include:

- **Business Support:** Recognizing the importance of businesses in supporting public services and community well-being.
- **Streamlined Processes:** Ensuring that permitting and development processes are efficient and user-friendly.
- **Infrastructure Investment:** Keeping roads, transportation options, utilities, and facilities aligned with commercial and residential needs.
- **Collaborative Partnerships:** Working closely with economic and community organizations.
- **Identity and Retention:** Attracting new businesses and helping existing ones grow through programs and outreach.

This Element works in tandem with the Economic Development Strategy, which describes ways we may achieve the Element's goals and policies and identifies specific actions for implementation.

Conclusion

Lacey is a growing, forward-thinking city with natural charm and economic ambition. Through strategic planning, placemaking, and investment in key sectors, the city aims to build a strong and sustainable economic future that makes Lacey a great place to live, work, learn, shop, and play.



ECONOMIC DEVELOPMENT ELEMENT POLICY FRAMEWORK	
Goal	Description
Goal ED-1	Promote a positive business climate.
ED-1A	Provide excellent customer service; supporting opportunities for employees to receive customer service training.
ED-1B	Provide timely, efficient processing of development permits.
ED-1C	Connect with the business community by conducting outreach and regular engagement to build relationships, foster collaboration, and gather meaningful feedback and perspectives.
Goal ED-2	Encourage a robust and diverse economy through strong partnership and workforce development.
ED-2A	Collaborate with organizations such as the Thurston Economic Development Council, Port of Olympia, and other economic entities, to foster a creative economy.
ED-2B	Collaborate with Visitor and Convention Bureau, where appropriate to expand and promote tourism opportunities.
ED-2C	Work with partners to strengthen the industry clusters currently in place and emerging clusters.
ED-2D	Collaborate with partners, such as Lacey Makerspace, PacMtn Workforce Council, and South Puget Sound Community College, to deliver accessible workforce training opportunities to Lacey community members.
Goal ED-3	Foster a thriving, diverse, and resilient economy by supporting entrepreneurship, and strengthening local businesses.
ED-3A	Encourage the sustainability and expansion of existing businesses while attracting new enterprises that reflect community values and provide living wage job opportunities.
ED-3B	Foster the development and growth of diverse businesses that supply goods and services to meet the needs of the community; inclusive of BIPOC and Veteran business owners.
ED-3C	Develop and strengthen business ecosystems that create career track jobs, drive revenue growth, and build economic resilience across diverse sectors.
ED-3D	Cultivate and promote the growth of small businesses and foster innovation by supporting partnerships that provide training, resources, and dedicated spaces, such as the MakerSpace and the ScaleUp program.
ED-3E	Advance initiatives that nurture new entrepreneurs and support their growth, such as the Food Truck Depot and Night Market.
ED-3F	Maintain safe, accessible, and welcoming commercial areas through clean, well-lit, and secure public spaces, and collaboration with businesses and law enforcement on safety concerns.
Goal ED-4	Preserve commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play.
ED-4A	Integrate placemaking efforts through thoughtful architecture, public art, and site planning.
ED-4B	Prioritize placemaking and multimodal connectivity investments, in Midtown, Hawks Prairie Business District, and the Depot District.
ED-4C	Lead efforts in Midtown to create vibrant spaces, boost economic growth, and enhance the neighborhood through strategic planning, innovative design, and collaboration with partners.
ED-4D	Enhance opportunities for the growth and development of small businesses by strengthening development standards to promote mixed-use and retain commercial zoning designations in existing thriving centers.

ED-4E	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.
ED-4F	Leverage the regional trail system to drive economic growth by enhancing multimodal connectivity for community members to Lacey’s Midtown and Depot Districts.
ED-4G	Promote trail-oriented businesses along trail corridors, and support zoning policies` that enhance trail access, maintenance, and comfort for all users.
ED-4H	Promote business development aligned with community members' needs, focusing on indoor recreational facilities and targeted recruitment for suitable community locations.
Goal ED-5	Promote socially and environmentally sustainable businesses and development.
ED-5A	Encourage/recruit businesses that provide products and services that support resource conservation, environmental stewardship, and the reduction of greenhouse gas emissions.
ED-5B	Encourage businesses to adopt eco-friendly building designs featuring energy efficiency, sustainable materials, and green spaces; and to adapt buildings for climate resiliency.
Goal ED-6	Prioritize availability of adequate and reliable housing, public facilities, and infrastructure to promote economic growth and activity.
ED-6A	Continue to work with local partners, and the State to ensure adequate utilities and infrastructure are available to meet the needs of current and future businesses.
ED-6B	Prioritize public investment in improvements and infrastructure to support economic development, housing, land use, and transportation goals. Plan for climate resilience by establishing public facilities as resilience hubs.
ED-6C	Support housing policies that enable residents to live and work in Lacey.

Housing

Introduction

As Lacey grows and evolves, housing isn't just about buildings – it's about people, neighborhoods, and opportunity. Whether you're a long-time resident, a young family or individual looking for your first home, or a senior hoping to age in place, expanding housing options today will shape the city we'll all share tomorrow and promote social equity for all residents.

Housing plays a central role in shaping the quality of life in Lacey. As our community continues to grow, residents consistently express the importance of safe, affordable, and attractive neighborhoods that meet the daily needs of individuals and families across all life stages. Whether it's a standalone house, a cottage-style home, or a small multiplex near schools, parks, or bus routes, Lacey is planning for a full range of housing options to support a vibrant, livable, and connected community. Just as importantly, residents want to ensure that new housing development respects and reflects Lacey's identity – one that includes our tree canopy, open spaces, and strong environmental stewardship.

In order to support every resident having access to safe and affordable housing, Lacey has completed detailed studies on housing needs, land capacity, and displacement risk. While this document provides highlights, the full technical reports are available on the Envision Tomorrow website (www.EnvisionTomorrowLacey.org) in the Document Library.



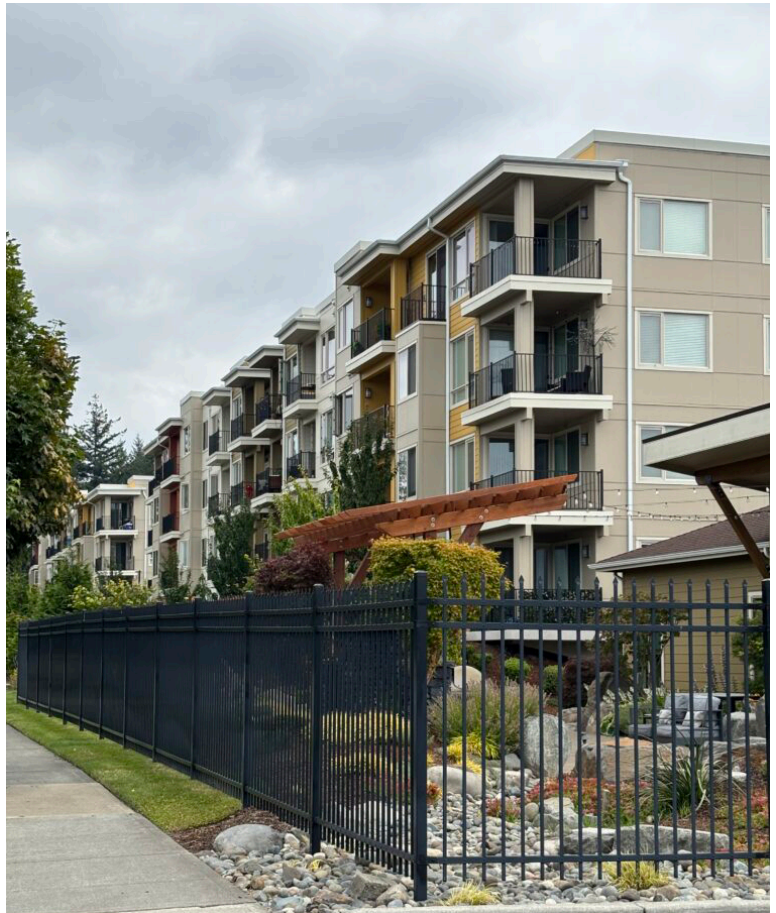
Background

Under new state laws like House Bill 1220 and House Bill 1110, Lacey is required to plan for and accommodate housing that is affordable to all income levels and to remove barriers to middle housing types like fourplexes and stacked flats in zones that have traditionally only allowed detached homes. While Lacey has increased allowable housing types in most residential districts ahead of state mandates, there

is still more we can do to accommodate the growing need for housing variety, affordability, and stability.

Regional data shows that Lacey will need to accommodate over 14,000 new housing units by 2045, with nearly half of those units needing to be affordable to household's making eighty percent or less than the area median income. We also face a growing need for housing that serves people experiencing homelessness and emergency housing needs, while continuing to provide housing that accommodates those with disabilities.

Lacey's housing projections are supported by the Thurston County Housing Allocations Report, which provides a detailed breakdown of Lacey's future housing demand by income level and housing type. The report also identifies special housing needs - including permanent supportive, transitional, and emergency housing, as well as housing for seniors and people with disabilities - helping ensure that City planning addresses both overall and vulnerable populations.



Housing challenges bring opportunities. As Lacey evolves from a suburban city to a more complete community with a strong employment base, we are embracing new housing styles, more compact neighborhoods, and a renewed focus on equity, anti-displacement, and preservation of naturally occurring affordable housing. Lacey residents also value walkability and neighborhood connections – while today's development patterns are mostly auto dependent, we're actively planning for a future where homes are closer to daily destinations, parks and safe walking routes.

Do We Have Enough Land for Future Housing?

Analysis from the Housing Allocations Report (2025) and the Buildable lands Report (2021) (Appendix _) confirms that the City has) sufficient land capacity to accommodate the projected housing demand through 2045. These reports show that with appropriate zoning, development regulations, and support for middle housing types, Lacey can meet both its overall housing targets and the needs of lower-

income and special needs populations. This capacity provides a foundation for the City to implement policies that encourage diverse, affordable, and equitable housing options.

Housing Barriers and Displacement Risk

Households across the income spectrum face barriers to stable, affordable housing - including rising rents, limited housing for extremely low-income residents, manufactured home park challenges, and too few options for seniors and people with disabilities. Lacey's Displacement Risk Analysis also points to systemic challenges such as high cost burdens, limited renter protections, and risks of economic and cultural displacement.

To address these issues, the City is exploring strategies such as reducing regulatory barriers, preserving manufactured housing communities, expanding emergency and supportive housing, and strengthening partnerships with local organizations that serve vulnerable populations.



Racially Disparate Impacts and Exclusion in Housing (Requirement)

Lacey's housing analysis shows that some groups - including people of color, low-income renters, seniors, and residents of manufactured home communities - face higher risks of housing instability and displacement. Certain zoning and policy approaches, such as limiting where different housing types can be built may unintentionally restrict housing choices or affect some populations more than others. Moving forward, Lacey remains committed to monitoring its policies to ensure they expand housing choices and do not create racially disparate impacts or exclude historically marginalized residents.

Housing Goals and Policies

Housing Element goals and policies support our strategy to meet local and regional housing goals, implement state requirements, and support thriving neighborhoods and housing opportunities for everyone who calls Lacey home - now and in the future.

HOUSING ELEMENT POLICY FRAMEWORK	
Goal	Description
Goal H-1	Ensure housing availability and housing choice.
H-1A	Promote housing choice for residents of diverse household sizes, incomes, and abilities by allowing a greater variety of housing types and by increasing residential densities.
H-1B	Incentivize mixed-income housing using tools such as tax incentives, density bonuses, and public-private partnerships to expand housing choices at various price points.
H-1C	Support the development of alternative housing models, including co-living, cottage housing, modular construction, and mixed-use developments – to diversify housing choices and adapt to changing community needs.
Goal H-2	Promote equitable and inclusive housing distribution.
H-2A	Ensure equitable housing distribution by promoting the development of diverse housing types including affordable, workforce, and market-rate housing – in a variety of neighborhoods.
H-2B	Encourage a range of homeownership opportunities, such as townhomes, accessory dwelling units and cottage housing, to increase housing choices and support long-term socioeconomic diversity and stability.
H-2C	Support policies and programs that promote housing stability for renters, including initiatives that expand access to rental assistance, stability, and long-term affordability options.
H-2D	Implement the City’s Diversity, Equity, Inclusion, and Belonging (DEIB) Plan by ensuring underrepresented communities, including renters, low-income residents, and historically marginalized groups, have a voice in housing policy decisions through proactive engagement and equitable participation.
Goal H-3	Support affordable and attainable housing solutions.
H-3A	Strengthen partnerships with regional agencies, nonprofit organizations, and private developers to create and preserve attainable and affordable housing.
H-3B	Ensure compliance with accessibility standards such as the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) while promoting innovative and flexible development standards.
H-3C	Support programs that provide financial assistance for low-income homeowners to maintain and improve their homes through rehabilitation and repairs.
H-3D	Expand and support programs that increase the availability of both affordable rental and homeownership opportunities.
H-3E	Support housing programs that meet the unique needs of military personnel, veterans, and their families by promoting well-located, affordable, and accessible housing options.
Goal H-4	Encourage sustainable, sufficient and compatible housing development.
H-4A	Encourage housing development that prioritizes environmental sustainability, energy efficiency, and climate resilience.
H-4B	Support the preservation, rehabilitation, and maintenance of existing housing – including multifamily, middle housing types, manufactured homes in parks and historically significant homes – to retain affordability and extend their lifespan. Coordinate with citywide energy efficiency and weatherization programs, as outlined in the Climate element, to enhance sustainability efforts.
Goal H-5	Expand housing solutions to address unhoused populations.
H-5A	Strengthen partnerships and coordination with regional agencies, service providers, faith-based organizations, and the private sector to expand and improve access to emergency, transitional, and permanent supportive housing options. This includes leveraging City, state, federal, and other funding sources to maximize support for unhoused populations.
H-5B	Facilitate the equitable and objective siting of emergency housing, ensuring compatibility with surrounding land uses while promoting access to transportation.
H-5C	Continue to monitor and evaluate housing solutions for unhoused populations to assess their effectiveness in providing long-term stability, particularly for at-risk and vulnerable groups.
H-5D	Identify and pursue opportunities to increase the availability and accessibility of housing options for unhoused individuals, including increased access to permanent supportive housing.

Goal H-6	Maximize the efficient use of public and private resources to support housing stability and development.
H-6A	Pursue and leverage state, federal, and local funding to support housing rehabilitation, preserve affordability, and prevent displacement.
H-6B	Prioritize the use of surplus public lands to support affordable housing production.
H-6C	Prioritize equitable investments in housing-supportive infrastructure, such as active transportation networks, transit access, and public spaces, ensuring that historically underserved and high-need neighborhoods benefit from improvements that enhance livability and affordability.
H-6D	Align housing and economic development efforts through policies that incentivize and attract living-wage jobs and industries that enable residents to both live and work in the community and strengthen economic stability through a thriving local workforce.
Goal H-7	Mitigate housing displacement and the loss of naturally occurring affordable housing units.
H-7A	Support redevelopment projects in assessing displacement risks and encourage assistance or unit set-asides to help mitigate impacts on existing residents.
H-7B	Develop tools to support the preservation of manufactured home communities by considering strategies such as Manufactured Home Park (MHP) overlay zoning districts and incentives for resident-owned cooperatives.
H-7C	Explore incentives for landlords and property owners to maintain affordability, such as financial assistance, tax benefits, or voluntary agreements that foster long-term affordability, and prioritize the preservation of naturally occurring affordable housing units.
Goal H-8	Strengthen regional and stakeholder collaboration to address housing needs.
H-8A	Work with Regional Housing Council, neighboring cities, state agencies, and other organizations to coordinate housing strategies, share best practices, and leverage funding opportunities to promote housing for extremely-low, low, and moderate income households.
H-8B	Foster collaboration with regional partners, housing advocates, and community stakeholders to ensure housing policies and programs are responsive to evolving community needs.
H-8C	Leverage the expertise of partners such as the Housing Authority or other public or non-profit organizations, and encourage such partners to take a lead role in tasks such as income qualification, program administration, monitoring affordability requirements and facilitating the development and stewardship of affordable housing units.
H-8D	Collaborate with nonprofit organizations for land acquisition and permanent affordable housing development.
Goal H-9	Ensure housing and land use policies support a well-connected, sustainable, and livable community.
H-9A	Regularly assess housing demand, land availability, zoning capacity, programs such as the Multifamily Tax Exemption (MFTE), incentives and market trends to ensure adequate land supply for diverse housing needs while maximizing housing affordability and production, as well as efficient use of available land and resources.
H-9B	Evaluate and refine permitting processes and regulatory frameworks to facilitate diverse housing types and infill development, including middle housing (duplexes, triplexes, cottage housing), ensuring alignment with infrastructure capacity and community design principles.
H-9C	Encourage higher-density residential development in areas with strong access to employment centers, transit, schools, and essential services to reduce cost burdens, enhance economic mobility, improve walkability, and support sustainable growth patterns.
H-9D	Balance residential development with tree retention, green space preservation and urban canopy expansion while ensuring new development integrates within existing neighborhoods.
H-9E	Encourage housing development patterns that reduce vehicle miles traveled by supporting walking, biking, and transit access through mixed-use development, pedestrian-friendly site design and by encouraging housing near other community amenities. Support reduced and flexible parking standards where feasible to maximize land use efficiency and walkability.

Land Use

Introduction

Lacey's Land Use Element helps ensure that Lacey manages growth in a strategic and intentional manner—balancing future needs while retaining valued community character.

The Revised Code of Washington (Section 36.70A.070) identifies and defines the mandatory elements of the Comprehensive Plan including requirements for the designation, location, extent, and general distribution of various land uses. This section (known as the Land Use Element), also includes requirements for the allocation of lands for housing, commercial uses, and other public purposes including utility and transportation corridors, recreation areas, schools, public water supplies, and natural resources.

Background

The Land Use Element applies to the City of Lacey as currently incorporated and those surrounding areas identified as the Lacey Urban Growth Area (UGA). The UGA represents areas of unincorporated Thurston County that may get annexed into the City of Lacey over the next twenty years, serving as a limit to urban levels of development. Collectively, the City of Lacey and the Lacey Urban Growth Area are referred to as the Lacey Planning Area. At the time of this update, the City of Lacey encompasses an area of approximately 12,699 acres or 19.84 square miles. The UGA encompasses an additional 8,821 acres or 13.78 square miles for a combined total of 33.62 square miles (21,520 acres).

Based on population projections from April of 2025, approximately 61,717 people lived within the incorporated boundaries of the City of Lacey. An additional 37,167 people are estimated to live within the Lacey UGA for a combined population of approximately 98,884 Lacey residents. (OFM, BERK 2025)



Within the City of Lacey, this equates to a density of nearly 4.9 people per acre.

Within the Lacey UGA, the estimated density drops to around 4.2 people per acre.

Over the next twenty years, the population of the Lacey Planning Area is anticipated to grow by an additional 28,458 people (approximately 1,423 people per year). While the majority of this growth is anticipated to take place within mixed-use and urban centers towards the center of the city, the collective density of the community is anticipated to grow to around 5.9 people per acre.

To ensure the City of Lacey and other jurisdictions within Thurston County have sufficient capacity to accommodate this projected growth, the Thurston Regional Planning Council (TRPC) periodically conducts an assessment of development trends and available land capacity. The latest Buildable Lands Report was completed in 2021. Two of the key findings from this report are included below.

While the latest Buildable Lands Report seeks to answer the capacity questions, it is up to the Comprehensive Plan—and specifically the Land Use Element—to identify where the needed additional homes and jobs will go to support this growth and how established levels of service will be maintained across the community.

To answer these questions, the Land Use Element consists of two principal components: the Future Land Use Map (FLUM) and Land Use goals and policies. The FLUM assigns land use designations within the Lacey Planning Area to accommodate the housing, employment, and service needs of the Lacey community for the next twenty years. Each land use designation defines the mix of uses (such as residential, office, industrial, or public) and the intensity of development (such as residential densities).

Future Land Use Map (FLUM)

The FLUM illustrates the community's long-term vision for land development and growth, guiding where different types of uses should occur. This is accomplished by categorizing general areas of the community into different land uses based on existing and planned development, available infrastructure, growth projections, and where natural features exist.

A separate zoning map in Title 16 (Zoning) of Lacey's Municipal Code identifies the zones that generally exist within each future land use designation. While the FLUM represents the community's vision for the future, the zoning code serves as a regulatory tool that dictates what can be built and operated on a specific property based on the identified location and associated development standards. Over time, the zoning map should gradually shift to ensure development patterns are reflective of the goals and vision of the community as illustrated through the FLUM.

Starting in 2024, the Lacey community was invited to learn about the comprehensive

planning process and share feedback with the project team on their goals and visions for the future.

As part of this community-driven process, 3 FLUM alternatives were created consistent with expressed community visions, state-level growth requirements, and guidance from the Lacey Youth Council, Planning Commission, Commission on Equity, and Lacey City Council.

In early 2025, these three alternatives were consolidated into a single map based on additional community review and an assessment of available lands for future growth.

The FLUM features **six land use designations** ranging from natural open spaces to areas of more intensive urban development::



Residential

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

Open Space – Institutional

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

Light Industrial

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



General Commercial

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

Commercial Mixed-Use

Definition: Areas intended to function as vibrant commercial-residential zones with an emphasis on activated, ground-floor, and corner commercial uses. Residential uses should generally have reduced ground floor footprints, occupying areas away from high-visibility, high-activity frontages. These areas should be strategically reserved for uses that ensure long-term economic vitality. Design should foster extended hours of activity through engaging streetscapes, high-density developments, public transportation access, and pedestrian-oriented design.

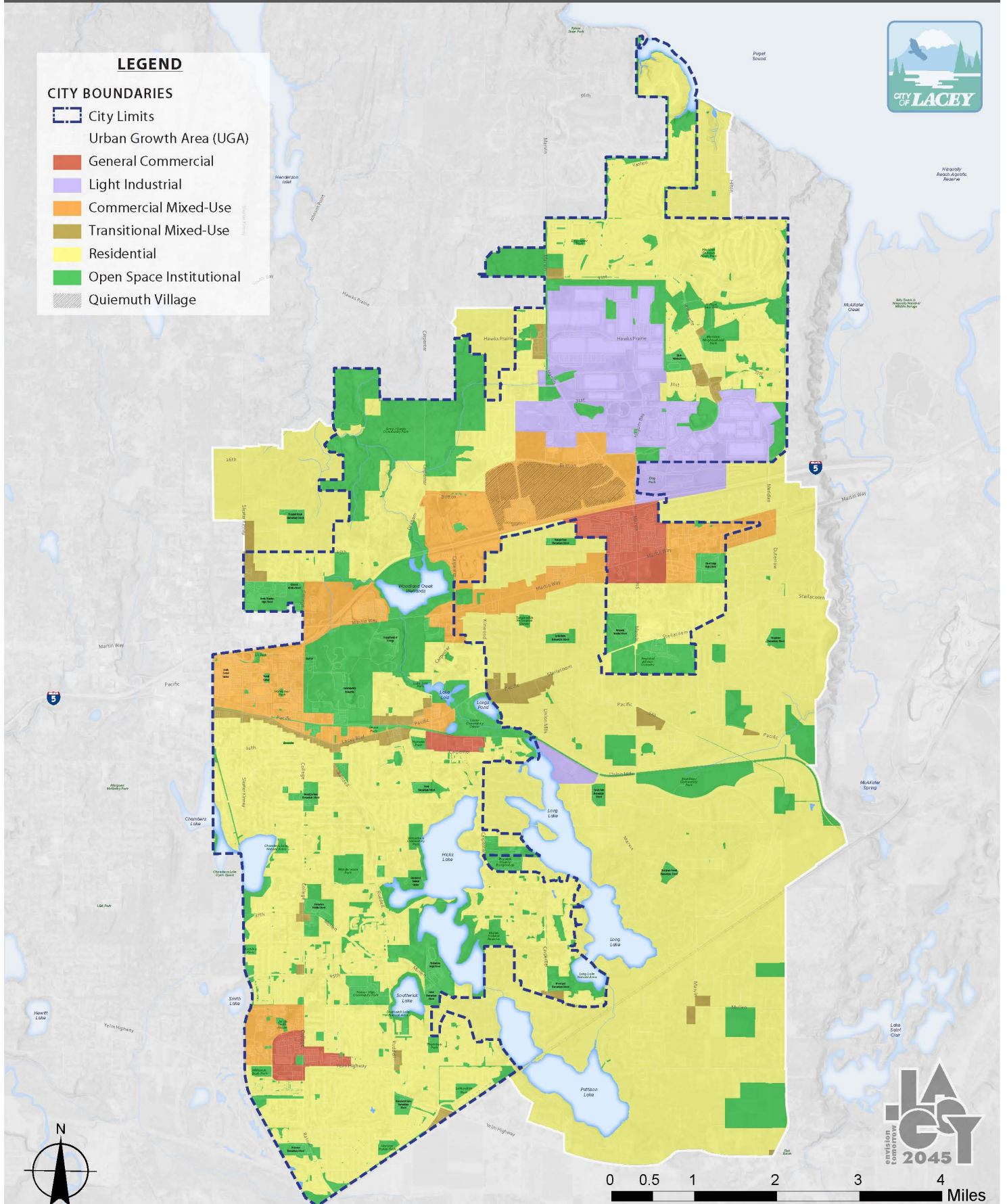
City of Lacey | Future Land Use Map



LEGEND

CITY BOUNDARIES

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



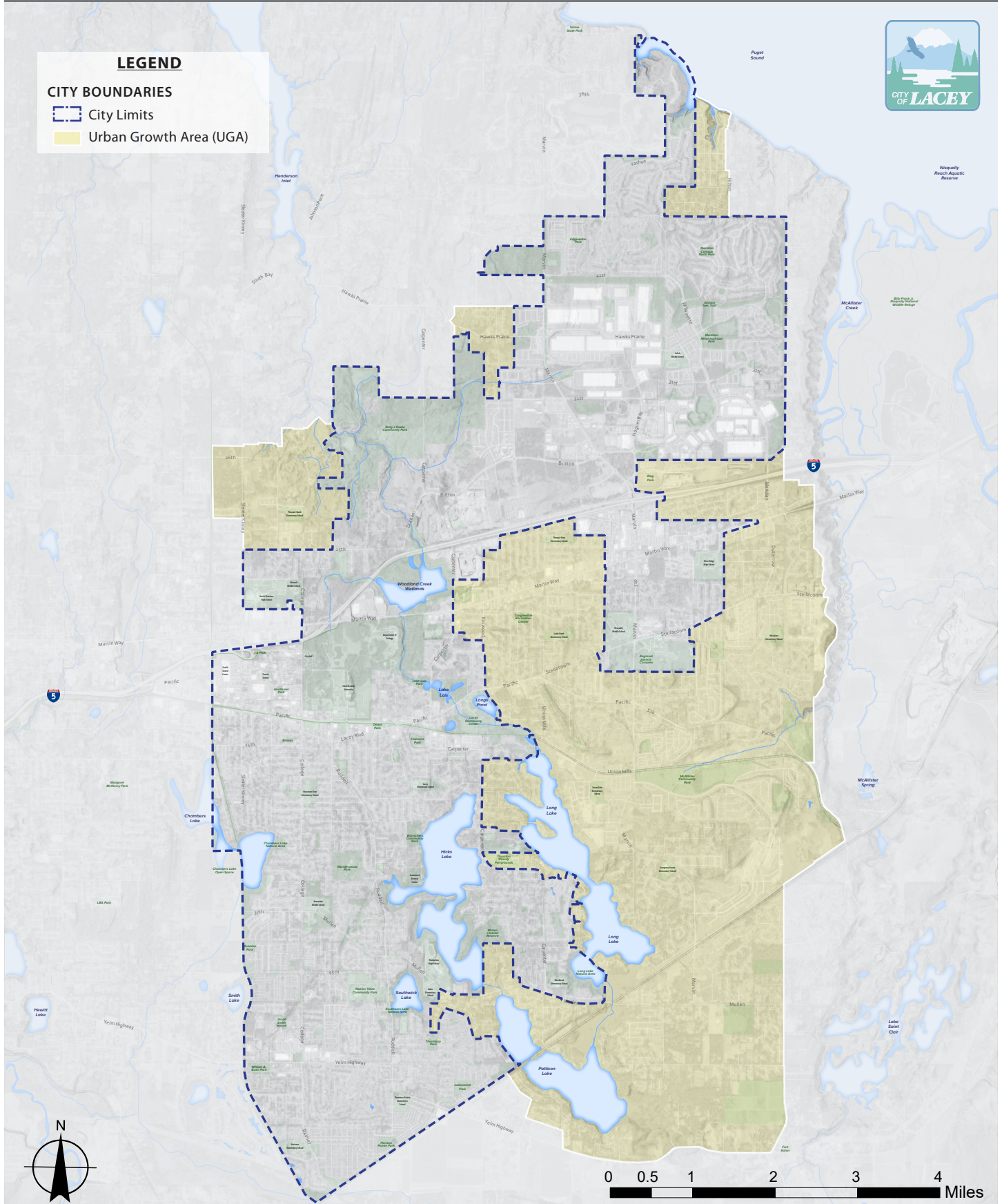
City of Lacey | Urban Growth Area 2025



LEGEND

CITY BOUNDARIES

-  City Limits
-  Urban Growth Area (UGA)



Transitional Mixed-Use

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

Land Use Goals and Policies

The Land Use Policies are organized into thirteen goal areas that together advance Lacey's vision for compact, sustainable, and equitable development. Specifically, the policies focus on creating walkable, well-connected, mixed-use neighborhoods with a strong sense of place. These neighborhoods include a diverse mix of housing types, employment opportunities, services, and public amenities that meet the needs of residents and businesses. In anticipation of future growth, these policies establish inclusive, community-driven approaches to inform future land use decisions focused on subareas and annexation.

Building upon the goals and policies identified within the 2016 Comprehensive Plan, updates for the 2025 Comprehensive Plan are further informed by recently adopted State legislation (since 2016), community provided guidance gained through 2024 and 2025 outreach efforts, the 2023 Joint Plan with Thurston County Countywide Planning Policies last updated in 2025, City Council, Planning Commission, and Youth Council priorities identified through 2024 visioning sessions.

LAND USE ELEMENT POLICY FRAMEWORK	
Goal	Description
Goal LU-1	Promote compact development that prioritizes infill, supports mixed-use development, and multimodal transportation.
LU-1A	Update land use designations and zoning to provide a greater housing diversity that promotes compact, mixed-use developments while avoiding sprawl and the development of natural areas.
LU-1B	Prioritize mixed-use development to provide greater access to jobs, amenities and services.
LU-1C	Incentivize infill over greenfield development, and prioritize corridors, centers, and areas with established infrastructure.
LU-1D	Annex only after carefully considering available infill opportunities, and consistent with annexation policies. Coordinate annexation plans with other jurisdictions to align with County policies.
LU-1E	Coordinate efforts to ensure that infrastructure improvements are aligned with land use planning, to streamline the development pipeline and make efficient use of available resources and funding.
LU-1F	Avoid the co-location of incompatible land uses and employ mitigating measures like vegetated buffers as needed to address conflicts between adjacent land uses.
Goal LU-2	Establish walkable neighborhoods that improve public health and safety.
LU-2A	Evaluate established development models such as the “20-minute city”, “complete neighborhoods”, and others for lessons that can be applied to Lacey. Develop design and planning guidance (such as for land uses, street layouts, etc.) for new large-scale projects and revitalization efforts.
LU-2B	Allow flexibility in land uses and development standards to encourage neighborhood-serving amenities such as corner stores, home offices, live-work units, flex spaces, etc.
LU-2C	Align land use and transportation project goals and objectives to be mutually supportive in creating walkable and rollable places.
Goal LU-3	Increase housing diversity to support a range of household types, income levels, and lifestyle preferences.
LU-3A	Allow and encourage a diverse range of building types to support the full spectrum of household sizes, types, and living arrangements that reflect community needs. Encourage innovation in housing types to allow aging-in-place and multi-generational living.
LU-3B	Increase minimum residential densities in primary residential areas to provide for housing diversity and to enable compact growth patterns.
LU-3C	Expand housing choices for both market-rate and subsidized housing. Develop strategies to promote homeownership.
Goal LU-4	Promote economic vitality by attracting new investment and employment while protecting established local businesses.
LU-4A	Promote Lacey Midtown as an economically healthy city center offering a variety of retail, office, service, residential, cultural, civic, and recreational opportunities.
LU-4B	Update development standards, focusing new office and commercial uses along major transportation corridors.
LU-4C	Ensure commercial and mixed-use zoning designations consider business retention and anti-displacement strategies for existing small businesses and support new small-scale business growth.
LU-4D	Encourage industrial uses to adopt industry best practices to minimize environmental impacts.
LU-4E	Update industrial development standards to allocate areas to support new small-scale light industrial/commercial and flex spaces (such as maker spaces, artist lofts, small-scale manufacturing, laboratories, and incubator spaces) to provide opportunities for local entrepreneurs, manufacturers, artists, and artisans.
Goal LU-5	Advance multimodal (walk/bike/roll and transit) connectivity both within Lacey and to neighboring destinations.
LU-5A	Expand existing alternate transportation facilities such as trails and bike paths, and plan new infrastructure to establish a comprehensive, connected multimodal network throughout Lacey. Consider innovative approaches and land use agreements to help connect existing gaps in multimodal networks, with the intent to make walking, biking, and rolling convenient, safe and practical for everyday activities and daily trips, not just for exercise and recreation.

LU-5B	Ensure that street designs encourage all modes of transportation including transit, pedestrians, bicyclists, and automobiles, and are accessible to people using mobility devices.
LU-5C	Prioritize a network of “safe routes” connecting schools, libraries, sports venues, and other popular community destinations, to promote alternate transportation modes. Design networks to prioritize the safety of the most vulnerable populations such as children, the elderly, and users of mobility devices.
LU-5D	Establish public realm standards that prioritize walkability, accessibility, bikability, pedestrian comfort, and multimodal connectivity. Include amenities such as seating, shade, lighting, and bike parking.
LU-5E	Evaluate land use and transportation projects for GHG reductions when employing multimodal connectivity compared to car-centric development. Communicate the GHG reduction benefits achieved by increasing the modal share of walk/bike/roll trips as an alternative to driving.
Goal LU-6	Encourage the development of mixed-use centers at the neighborhood scale to provide convenient access to employment, amenities, and services.
LU-6A	Designate areas across Lacey for small mixed-use centers or local “main streets” with Neighborhood Commercial zoning to allow flexible development standards and building types such as live/work.
LU-6B	Allow flexibility in development regulations for neighborhood mixed-use centers, such as parking standards, and allow mixed-use building types such as live-work, flex spaces, maker spaces, and home offices.
LU-6C	Establish minimum residential densities to support centers of different sizes and land use mixes.
LU-6D	Update development regulations to provide incentives to support the development of retail and amenities in mixed-use centers.
Goal LU-7	Preserve natural resources and use resilient design strategies in planning open space networks, community amenities, and public realm improvements.
LU-7A	Continue to protect and restore important environmental areas such as wetlands, urban forests, reservoirs, and the Woodland Creek basin watershed by adopting compact land use patterns.
LU-7B	Preserve mature and heritage trees in development projects and develop strategies to increase tree canopy cover citywide.
LU-7C	Focus on redevelopment in areas where existing infrastructure is available. Plan for resiliency and include guidance in development standards.
Goal LU-8	Design and develop public spaces to build a unique identity and a strong sense of community.
LU-8A	Design public spaces to be multipurpose, accessible, easy to maintain, and inviting as community gathering locations.
LU-8B	Make investments that emphasize Lacey as a welcoming place and enhance the character of the community.
LU-8C	Update Development regulations to consider the public realm, particularly providing for opportunity for gathering spaces, placemaking, cultural activities, art, and walkability.
Goal LU-9	Advance environmental justice by mitigating environmental health disparities for vulnerable populations.
LU-9A	Monitor community vulnerabilities and environmental health disparities.
LU-9B	Prioritize City amenities for known vulnerable communities and areas with environmental health disparities.
LU-9C	Analyze and seek community input on whether new legislation will reduce, increase, or have no impact on environmental justice and vulnerable communities.
LU-9D	Ensure that everyone enjoys the same degree of protection from environmental and health hazards, access to the decision-making process, and the benefits of a healthy environment.
Goal LU-10	Carry out robust community engagement for planning projects, with a focus on equity and inclusion.
LU-10A	Employ outreach best practices to ensure robust community input informs local planning, and to build community leadership. Monitor engagement to evaluate success and continue to improve existing outreach processes.
LU-10B	Use community visioning and input to carry out placemaking initiatives and enhance the sense of community and identity in planning projects.
Goal LU-11	To implement the Comprehensive Plan vision, develop and implement subarea plans in coordination with regional partners.
LU-11A	Use community-driven subarea plans to guide development at the local level and advance land use goals, including compact mixed-use development, walkable neighborhoods, housing diversity, economic vitality, connectivity, environmental stewardship, and sense of community.

LU-11B	Implement innovative zoning and development tools, such as form-based codes, objective design standards, climate resiliency, etc. Utilize subarea plans to enhance community character and identity through placemaking initiatives.
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.
Goal LU-12	Develop strategic alliances with regional partners, explore innovative partnership models, and development incentives to attract investment and catalyze revitalization.
LU-12A	Proactively solicit development partners and employ public-private partnerships to implement priority projects.
LU-12B	Consider creative commercial design approaches to support small businesses, including performance-based tools.
Goal LU-13	Continue to complete annexations to balance growth while ensuring financial sustainability.
LU-13A	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.
LU-13B	Carefully assess the fiscal and environmental impacts of annexation to avoid straining municipal services and reducing levels of service.
LU-13C	Produce a report one year after an annexation has occurred to identify actual impacts to the city and to ensure that the annexation is delivering the expected outcomes.

Parks & Recreation

Introduction

The Parks Element presents a vision for an equitable, high-quality, and diverse parks, culture, and recreation system.

The Element is informed by the Lacey Parks, Culture, and Recreation (LPCR) Plan, which defines strategic goals, policies, and objectives for future parks, cultural programs, and recreation facilities. It also establishes level-of-service standards, outlines implementation strategies, and includes cost estimates and potential funding sources to support those actions.

Background

Located at the southern tip of Puget Sound, the City of Lacey offers urban living with abundant natural beauty. Positioned along the I-5 corridor, Lacey has become a recognized hub for sports and recreation. Residents have daily access to expansive forests, freshwater lakes, and views of Mount Rainier. Lacey's intricate river, lake, and wetland system encompasses hundreds of acres of land and provides critical habitat to local fish and wildlife populations. These environmentally sensitive areas support essential ecological habitats and play a key role in sustaining the health of both the ecosystem and the community.

The City of Lacey develops, maintains, and promotes park facilities to ensure public access while preserving and enhancing them for future generations. Lacey's park system spans more than 1,263 acres and features a variety of modern facilities and diverse recreational programs. LPCR offers a wide array of special events for all ages, and residents take pride in the system's parks, as well as its trails, plazas, habitat reserves, and public facilities.

As the city's population continues to grow, LPCR remains responsive to increasing



recreational demand by prioritizing the expansion and improvement of existing facilities. Over the past several decades, the City has invested heavily in acquiring parkland and open space. Today, Lacey's per capita park acreage surpasses national benchmarks. Looking ahead, the City will primarily concentrate its financial resources on enhancing current parks and improving public access. Currently, 41% of the park system is developed, while 750 acres remain undeveloped.

Parks & Recreation Goals and Policies

A primary goal of the Parks & Recreation Element is to remove barriers to participation while providing facilities, programs, and events that strengthen community bonds, encourage social engagement, and enhance the city's overall livability. Lacey remains deeply committed to ensuring equitable access to natural areas, promoting volunteerism, and maintaining its facilities to the highest standards.

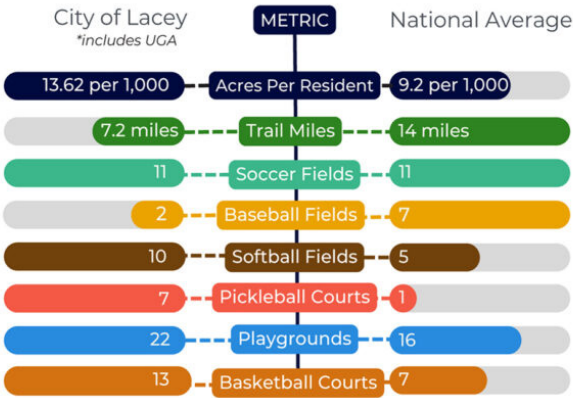
Looking ahead, the City will focus on developing and improving existing parks rather than acquiring additional land. To support this shift, the plan emphasizes the importance of identifying sustainable, long-term funding sources and building strong partnerships that expand community services. A key initiative will be the creation of a comprehensive trail network that connects parks, neighborhoods, schools, open spaces, and public facilities—encouraging physical activity and healthy lifestyles through safe, accessible, multipurpose trails.

The LCPR plan also highlights the importance of preserving and celebrating Lacey's cultural and historical resources. This will be achieved through mission-driven educational programs, public exhibits, and the establishment of a future Lacey Museum and Cultural Center.

The Parks & Recreation Element encourages sustainable practices that address environmental, economic, social, and cultural priorities for the benefit of future



BENCHMARK COMPARISONS



generations. These efforts include expanding public access to natural areas, protecting wildlife habitats, and preserving connected open spaces to support the needs of Lacey's growing population. Through these integrated goals and policies, the City of Lacey aims to enhance quality of life and natural resources while honoring its commitments to equity, sustainability, and community heritage.

PARKS & RECREATION ELEMENT POLICY FRAMEWORK

Goal	Description
Goal P-1	Develop a high-quality, equitable, diversified parks, culture and recreation system where physical, financial, social and cultural barriers are eliminated, and which includes unique facilities, events, and recreation and cultural programs. This encourages social interaction, cultivates community spirit, and strengthens the livability of Lacey in addition to meeting community needs.
P-1A	Provide robust and community-driven parks, culture, and recreation resources where physical, financial, social, and cultural barriers are eliminated.
P-1B	Ensure Lacey's Park system includes opportunities for its community members to experience nature and solitude.
P-1C	Encourage and provide opportunities for volunteer stewardship.
P-1D	Maintain parks, culture, and recreational facilities at a high standard.
P-1E	Create a planning structure and accountability for recreation programs to ensure programs, amenities, and facilities meet the community's needs.
P-1F	Continue free and low-cost events with community and regional draws.
P-1G	Provide rental spaces for special private events.
P-1F	Ensure a robust planning process considers parks near all community members and addresses site suitability, development, and preferred amenities.
Goal P-2	Prioritize LPCR projects and facilities, identify corresponding current and future funding sources, leverage investments and partnerships, and maintain Lacey's eligibility for grant funding.
P-2A	Transition from a property acquisition to a park development phase.
P-2B	Investigate and identify sustainable, stable, long-term, and revenue-producing options for funding projects and ongoing maintenance and operations.
P-2C	Initiate and strengthen partnerships to offer the community optimum services that would impossible without the partnership.
Goal P-3	Develop a trails system that interconnects parks, schools, neighborhoods, open spaces, other trail systems, and important public facilities.
P-3A	Continue to provide a high-quality system of multipurpose trails and corridors.
P-3B	Continue to provide a trail system that promotes physical activity and a health-conscious community.
Goal P-4	Educate and engage the public with the heritage of Lacey and the South Sound region through mission-driven programs and exhibits and by preserving sites and artifacts of historical and cultural importance and making them accessible to the community.
P-4A	Preserve significant, high-quality historical and aesthetic resources that reflect our diverse community.
P-4B	Create and deliver high-quality, mission-driven educational experiences.
P-4C	Build the new Lacey Museum & Cultural Center (LMCC) and ensure its financial stability.
P-4D	Preserve, care for, and manage collections professionally.
P-4E	Build and foster community partnerships to increase capacity and sustainability.
Goal P-5	Use sustainable systems and practices that ensure the environmental, economic, social and cultural needs and desires of future generations will not be compromised.
P-5A	Increase community access and engagement.
P-5B	Protect and preserve natural habitats for people and wildlife.
P-5C	Connect natural areas and open space in the developed areas. Preserve these open areas to meet the future needs of Lacey's increasing population.

Capital Facilities

Introduction

The Capital Facilities Element, required by the Growth Management Act, outlines how Lacey will finance the implementation of its Comprehensive Plan. It helps the City allocate limited funds effectively and align budgeting, planning, and development decisions with community needs and goals.

The Element includes a Capital Facilities Plan that helps the City plan, prioritize, and fund public infrastructure. The Capital Facilities Plan draws from facility-specific master plans for water, sewer, stormwater, parks, and transportation, and is reviewed annually to adjust priorities. It also addresses general government facilities not covered in other plans, such as City Hall, Public Works Headquarters, and the Senior Center.



Background

Capital facilities—such as streets, parks, public buildings, and water and sewer systems—form the essential infrastructure the public relies on every day. These facilities require careful, long-term planning to ensure they are available and sufficient when needed.

Under the Growth Management Act (GMA), jurisdictions must provide public facilities in step with new development or population growth — a requirement known as concurrency. This means facilities must either be in place at the time of demand or have funding to be built within six years. They must also meet locally defined levels of service, which are measurable standards like park acres per capita or water system capacity. If a city cannot maintain these standards, it must either limit new development or adjust the service levels. Lacey's Capital Facilities Plan identifies where and when these facilities will be needed and outlines how the City will fund them to uphold concurrency and service standards.

Capital Facilities Goals and Policies

The Capital Facilities Element relies on the Capital Facilities Plan—a vital tool that helps the City of Lacey plan, prioritize, and fund the infrastructure necessary to support a growing community. This plan ensures that essential public facilities are

available, sufficient, and aligned with the City's long-term goals. By guiding responsible growth and maintaining service standards, it helps preserve Lacey's high quality of life. The Capital Facilities Plan addresses goals for the following facility types:

Government Facilities

The 2023 Government Facilities Master Plan guides Lacey's facility investments for the next 20 years. It prioritizes immediate needs and proposes a phased investment strategy for Public Works, Animal Services, Administration and Public Safety, and Parks, Culture and Recreation facilities. The plan recommends a new Police Station and a Museum and Cultural Center. With Lacey's population expected to grow to 72,326 by 2045, the plan enables the City to address updates to outdated facilities, meet increasing service demands, and pursue opportunities for land acquisition and facilities partnerships.



Parks Facilities

The 2023–2029 Lacey Parks, Culture & Recreation Comprehensive Plan outlines key goals, major challenges, and investment priorities to enhance the city's parks and cultural amenities. It sets a clear vision for creating an equitable, high-quality, and diverse parks, culture, and recreation system. The plan also defines the goals, policies, and strategies Lacey will use to achieve that vision.



Transportation Facilities

The City aims to support future growth and enhance mobility for all users by developing new transportation infrastructure guided by “Complete Streets” principles. This approach prioritizes walkability, multimodal options, and safety for all travelers. The Transportation Element provides additional direction for transportation

investments, while the Safety Action Plan identifies high-risk areas, addresses equity concerns, and recommends safety improvements. At the same time, the City continues expanding its bicycle and pedestrian network through the Pedestrian and Bicycle Plan, working to create a more connected and accessible system.

Wastewater Facilities

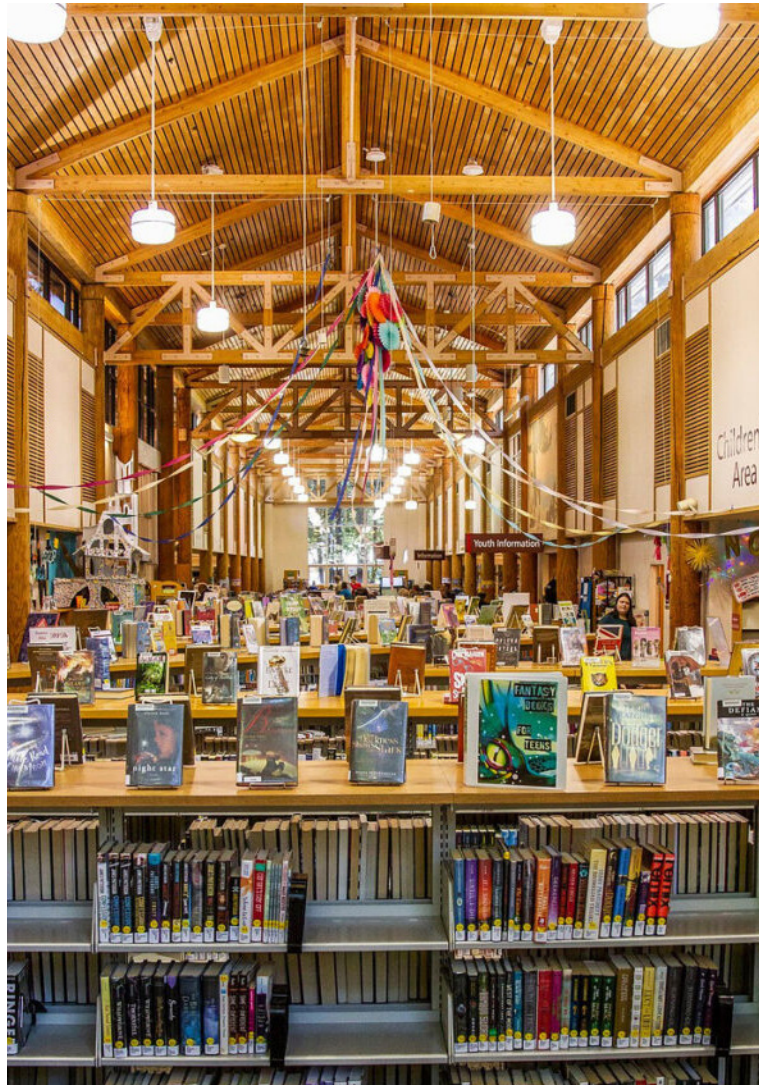
Lacey's Wastewater Plan seeks to simplify, reduce maintenance, and ensure growth capacity of our wastewater system. It focuses on replacing aging pump stations, upgrading infrastructure, and phasing out outdated components.

Stormwater Facilities

The City's Stormwater Management Program protects water resources while reducing flooding and erosion risks. In the near term, the program focuses on meeting regulatory requirements, implementing water quality retrofits, and enhancing planning, coordination, and tracking efforts.

Water Facilities

Lacey's Water System Plan addresses long-term needs for water quality, capacity, and infrastructure. Planned projects support population growth, regulatory compliance, and the repair or replacement of aging systems.



Utilities

Introduction

The Utilities Element of the Comprehensive Plan defines the City's goals and policies to ensure sustainable, efficient, and equitable utility services while prioritizing environmental protection and supporting community growth.

This Element addresses both City-managed and privately provided utilities. The City manages public utilities—including drinking water, wastewater, and stormwater—while private entities provide services such as electricity, natural gas, telecommunications, and cable. Lacey guides its utility services through the Water System Comprehensive Plan, Wastewater Comprehensive Plan, and Stormwater Comprehensive Plan. These plans inform the Capital Facilities Plan and supplement this high-level Utility Element overview.



Background

The City of Lacey operates and maintains drinking water, wastewater, and stormwater utilities, each governed by an individual comprehensive plan. The City manages public utilities—including drinking water, wastewater, and stormwater—while private entities provide services such as electricity, natural gas, telecommunications, and cable. Individual utility plans for water systems, wastewater, and stormwater inform the Capital Facilities Plan and supplement the high-level Utility Element.

Drinking Water Utility

Lacey manages its drinking water system under state oversight and serves most of Lacey and its Urban Growth Area (UGA). Lacey coordinates with neighboring jurisdictions and continues to secure new water rights to support future demand. The City aims to expand service, acquire additional rights, and promote reclaimed water use to ensure long-term supply.

Wastewater Utility

Lacey operates a wastewater system that provides service to approximately 13,800

acres, with regional facilities treating the collected wastewater¹. The Wastewater Comprehensive Plan guides expansion to 21,200 acres by 2032².

Stormwater Utility

Lacey manages stormwater using low-impact development (LID) techniques and was the first city in Washington to adopt a zero-effect drainage ordinance. The City requires LID Best Management Practices where feasible, and coordinates regionally to improve stormwater outcomes.



Natural Gas Service

Puget Sound Energy (PSE) provides natural gas to approximately 13,000 customers in Lacey as of 2016³. As an investor-owned utility, PSE plans services based on demand, coordinates with other providers, and uses shared utility corridors for efficient infrastructure development.

Electrical Service

PSE supplies electricity to Lacey and surrounding areas, using a mix of renewable and fossil fuel sources. Its Integrated Resource Plan guides future demand and conservation efforts. PSE typically places infrastructure in public rights-of-way and seeks public input for new facilities.

Telephone, Telecommunications, and Cable Service

CenturyLink serves as Lacey's primary phone provider, with other companies operating through agreements. The federal Lifeline program assists low-income residents in maintaining phone access. Lacey aims to update zoning to accommodate evolving wireless technologies and minimize land use conflicts. Comcast holds the local cable franchise, providing high-speed internet and TV service through extensive

¹ City of Lacey. (2016). City of Lacey Utilities Element of the Lacey Comprehensive Plan, 3

² Ibid.

³ Ibid.

fiber and coaxial infrastructure, coordinating efforts with other utilities.

Utilities Goals and Policies

City of Lacey shaped the Utilities Element goals and policies through requirements of the Growth Management Act, interdepartmental coordination, and public engagement. The 2025 update removes outdated references and integrates climate-related requirements. The utility goals emphasize sustainable growth, resource conservation, coordination, equity, and community input.

We aim to ensure that the residents and businesses within City of Lacey and the Urban Growth Area are adequately supplied with utilities and services for planned growth while protecting and conserving surface and groundwater resources. Key policy themes include evaluating development impacts, securing water rights, and promoting reclaimed water use. To protect water quality, the City prioritizes safeguarding wellhead areas, connecting septic systems to the sewer where possible, and enforcing stormwater regulations. Because coordinated utility and land use planning is essential to meet future needs, Lacey promotes multi-jurisdictional cooperation, shared data, and timely permitting. We also focus our efforts on energy efficiency in water and wastewater systems and advocate that utilities follow environmentally sensitive management practices.

The City of Lacey aims to ensure that residents and businesses within its limits and the Urban Growth Area receive reliable utility services that support planned growth while conserving surface and groundwater resources.

UTILITIES ELEMENT POLICY FRAMEWORK	
Goal	Description
Goal U-1	Ensure that water, sewer, and stormwater utility services are adequately served through planning that considers growth demand, the environment, and asset management.
U-1A	Analyze all proposed developments for anticipated impact on utilities and services.
Goal U-2	Protect ground and surface water resources to maintain adequate supplies of clean drinking water.
U-2A	Protect the City's wellhead protection areas from contamination to prevent the need for additional treatment.
U-2B	Protect City's water supplies, lakes, and Puget Sound by encouraging existing septic systems to connect to sewer, should the service be available.
U-2C	Support strategies for extending the wastewater collection system into areas not currently served in the City and UGA.
U-2D	Protect groundwater and ensure that projects meet or exceed the most current stormwater requirements.
U-2E	Control runoff from new development, redevelopment, and construction sites through plan review and enforcement coordination, documentation, and tracking.
U-2F	Use Class A reclaimed water to recharge aquifers and enhance stream flows.
Goal U-3	Coordinate utility and land use plans so that utility services can be provided and maintained for anticipated future land uses.
U-3A	Consider resources necessary to serve urban development needs at the earliest possible stages of planning for development. Plan critical facilities with consideration for resiliency and disaster preparedness.
U-3B	Collaborate in planning multi-jurisdictional agreements and improvements.
U-3C	Continue to encourage coordination and cooperation between the City and the various private utilities.
U-3D	Coordinate with utilities to share information regarding development plans, population growth projections, and other relevant data related to growth and connected demand for services for the development and implementation of capital improvement programs and area plans.
U-3E	Incorporate input from utilities in developing ordinances or resolutions that may impact utility services.
Goal U-4	Support programs that conserve resources and reduce costs for residents and businesses.
U-4A	Analyze contracts of private utility providers to ensure that services are coordinated, efficient, and cost effective. Provide resources and education to enable improvements.
Goal U-5	Designate utility corridors.
U-5A	Coordinate with the utilities to designate utility corridors to be located in public rights-of-way where feasible.
Goal U-6	Require joint trenching of utility corridors and facilities consistent with prudent utility practice.
U-6A	Coordinate with utilities to provide timely and pertinent information necessary for planning joint trenching including plats, LID's, and road construction projects.
Goal U-7	Require compatibility of utility development with existing and planned land uses.
U-7A	Require buffers and/or screening with native and/or drought-tolerant vegetation and/or architecturally compatible integration of all new above-ground utility facilities.
U-7B	Review and update siting and design standards for wireless communication facilities to integrate them into the surrounding environment and limit negative aesthetic impacts.
Goal U-8	Encourage public participation during planning for the siting of utilities.
U-8A	Provide for community input on the siting of proposed utility facilities.
Goal U-9	Regulate vegetation management by utilities.
U-9A	Enforce regulations that, except in an emergency situation, require approval from the City prior to spraying, trimming, or removing vegetation within the public right-of-way and prior to vegetation removal on private property. After approval and prior to the work being done, notify affected property owners and neighbors.

U-9B	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 replacement of incompatible vegetation within the right-of-way.
U-9C	Implement requirements for trees planted under power lines by planting appropriate species that will not grow to interfere with the lines, or become potential hazard trees to the lines because of size.
Goal U-10	Increase the efficiency of water and wastewater infrastructure.
U-10A	Encourage efficiency improvements to municipal water and sewage treatment systems. Prioritize the replacement of components that consume the most energy and have high greenhouse gas emissions, and plan for resilience.
U-10B	Encourage conservation of energy in City utility facilities.
Goal U-11	Encourage provisions for land resources for utilities.
U-11A	Where possible accommodate land resources for utility substations and improvements within the developments that necessitate the utility improvements.
U-11B	Coordinate regionally to develop regulations for battery energy storage locations that carefully consider appropriate areas for siting facilities.

Shorelines

Introduction

The Shorelines Element provides clear direction for the protection and wise management of Lacey's shoreline resources.

The Shorelines Element was drawn from the City of Lacey Shoreline Master Program document created in 2021, which provides general provisions, environmental designations, use and development standards, and other important information related to Lacey's shorelines.

Background

The state Shoreline Management Act was adopted by the voters in 1972. It demonstrated a broad public support for the wise management of the state's shoreline resources.

There are three pillars of the Act that provide the fundamental concepts implemented in this Shoreline Master Program (SMP). These are:

- Protection of environmental functions and values of our shoreline resources
- Prioritizing the use of shorelines dependent upon the need to be located on shorelines
- Public access and public use and enjoyment of shoreline resources

The Shoreline Management Act identifies certain shorelines as "shorelines of statewide significance" and raises their status by setting use priorities and requiring "optimum implementation" of the Act's policy.



Shorelines Goals and Policies

The Shoreline Act's policy of protecting ecological functions, fostering reasonable use and maintaining the public's right of navigation, access and corollary uses encompasses the general goals and policies contained in the Comprehensive Plan.

These goals and policies provide the framework for development of Lacey's Shoreline Program and compliance with state requirements.



SHORELINES ELEMENT POLICY FRAMEWORK	
Goal	Description
Goal SH-1	Provide an opportunity for public participation in the update of the Shoreline Master Program to help identify key issues for Lacey, develop a program meeting state and local objectives and achieve community support for the wise management, protection, restoration and use of Lacey's shoreline resources.
SH-1A	Ensure the public has opportunity to provide early, continuous and meaningful input into development of Lacey's shoreline program and periodic updates and amendments.
SH-1B	Look for and utilize a full range of approaches for educating and informing the public about shoreline management concepts that promote healthy shorelines, water quality, more productive habitat and other public interests.
Goal SH-2	Identify functions and values specific to Lacey's shoreline resources to develop a program tailored to Lacey's needs that will provide protection, restoration and utilization of these resources.
SH-2A	Identify and designate each distinct shoreline reach with a classification based upon its function, values and public benefit.
SH-2B	Use the shoreline inventory to achieve the best utilization and management of Lacey's shoreline resources.
SH-2C	Base land use decisions on the shoreline designation and what is necessary to maintain shoreline functions and values and provide priority shoreline use to the public.
SH-2D	Incorporate input from utilities in developing ordinances or resolutions that may impact utility services.
SH-2E	Preserve large, intact ecological systems such as floodplains, wetlands or tidelands.
SH-2F	Designate an adequate supply of land for future water-dependent or water-related uses.
Goal SH-3	Develop a Shoreline Master Program that will achieve integration with the state Growth Management Act (GMA) to provide a long-range community vision for the wise management and use of Lacey's shoreline resources over the long term; provide development standards designed to regulate and protect areas within shoreline jurisdiction as Lacey faces urbanization under GMA; no net loss of ecological functions and restoration of impacted areas to protect and improve the public's long term interest in shoreline resources.
SH-3A	To provide consistent treatment of critical areas in shoreline jurisdiction, reference and apply critical area ordinance standards as part of the SMP.
SH-3B	Provide opportunities for land use form that will achieve GMA goals for urbanization, while providing superior opportunities for protection of shoreline processes and public access opportunities.
SH-3C	Design, locate and construct residential development in a manner that will maintain existing public access to the publicly-owned shoreline, not interfere with the public use of water areas fronting such shorelines, and not adversely affect aquatic habitat.
SH-3D	Adopt a full range of development standards and incentive opportunities to protect and achieve no net loss of existing shoreline ecological functions and processes.
Goal SH-4	Achieve public access opportunities necessary to serve the needs of the Lacey community.
SH-4A	Develop a public access plan that will use a full range of strategies and incentive program(s) approved by the Lacey Council to gain public access and acquire ownership of shoreline resources for the Lacey community.

Lacey Comprehensive Plan Supplemental Documents

Land Use:

Future Land Use Map: Page 2

Population Projections: Page 3

Land Use/Transportation Analysis: Page 10

Land Use Policy Framework: Page 13

Buildable Lands Report: Page 30

Climate:

Climate Vulnerability and Risk Assessment: Page 155

Inventory of Community-Wide Greenhouse Gas Emissions: Page 213

Housing:

Planning for and Accommodating Housing Needs in Thurston County: Page 241

Housing Displacement Analysis and Comprehensive Plan Recommendations for the Cities of Lacey, Olympia, Tumwater and Yelm: Page 283

Transportation:

Transportation Element: Page 415

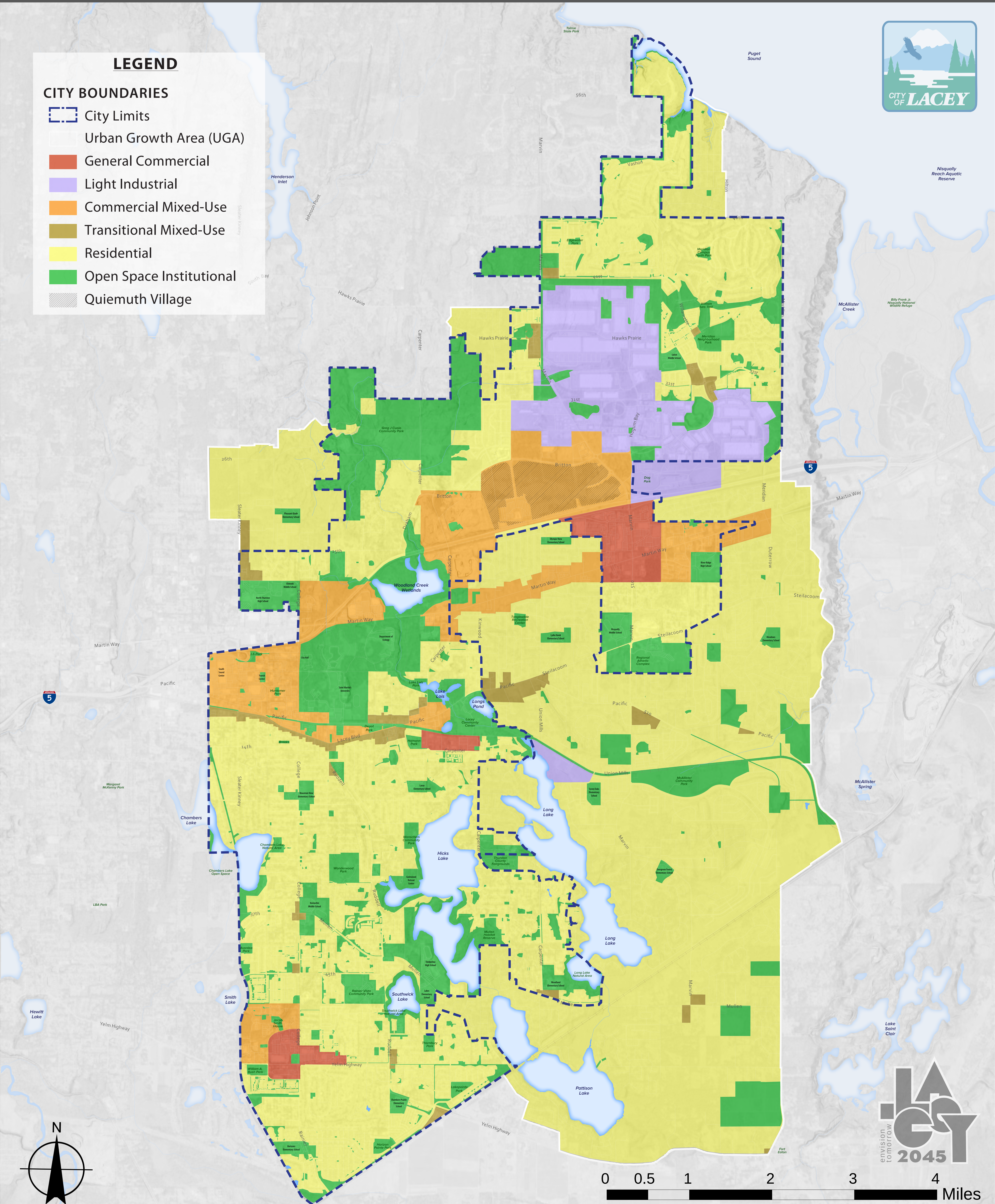
City of Lacey | Future Land Use Map



LEGEND

CITY BOUNDARIES

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



Lacey Comprehensive Plan Update

Summary of Updated Population Projections

BERK has prepared planning-level population projections for the City of Lacey and its associated unincorporated Urban Growth Area (UGA), as described in the following sections. This memorandum also includes allocations of projected housing and population growth to local sub-geographies (Census Blocks and sewer basins).

Countywide Projected Net Housing Growth (2024-2050)

Countywide growth for the planning period is based on the 2022 OFM GMA population forecasts (medium scenario). Using the Washington Department of Commerce Housing Planning for All Tool (HAPT), BERK calculated the countywide housing growth associated with Thurston County's projected growth in population. The assumed countywide population and housing growth, including a comparison to the most recent Thurston Regional Planning Council (TRPC) forecast, is shown in Exhibit 1.

Compared to the TRPC forecast, OFM's 2022 forecast projects lower population for Thurston County in 2030 and 2035, indicating a slower rate of growth. However, the OFM forecast predicts higher population than the TRPC forecast after 2040. Future housing units (as projected by BERK) remain lower than the TRPC forecast throughout the planning period. This is likely due to assumptions in the HAPT that future household sizes in Thurston County will decrease over time as the population ages.

Exhibit 1. Thurston County Projected Population and Housing Growth (2024-2050)

Year	Population (OFM)	Housing Units (OFM/BERK)	Population (TRPC)	Housing Units (TRPC)
2024¹	307,000	127,797	307,000	129,200
2025²	313,985	133,991		
2030	333,783	144,764	336,000	150,700
2035	352,953	155,218	354,400	160,500
2040	371,542	165,182	370,700	169,000
2045	389,659	174,680	383,500	175,800
2050²	407,392	183,842		

1. 2024 values reflect the latest population and housing unit estimates published by OFM and TRPC.

2. TRPC forecast (updated June 2024) does not provide projections for 2025 or 2050.

Historical Population and Housing Growth Trends

Historically, population in Lacey has grown at a faster rate than Thurston County overall. Housing growth rates in Lacey have also historically been higher than the county, but to a lesser degree. As shown in Exhibit 2, population growth rates increased in both the Lacey UGA and Thurston County in the years prior to the COVID-19 pandemic, followed by a slight decline in the years since 2020. The rate of housing growth in Lacey gradually increased through the 2010's and has continued to increase since 2020. During this same period, the housing growth rate for Thurston County overall remained relatively stable.

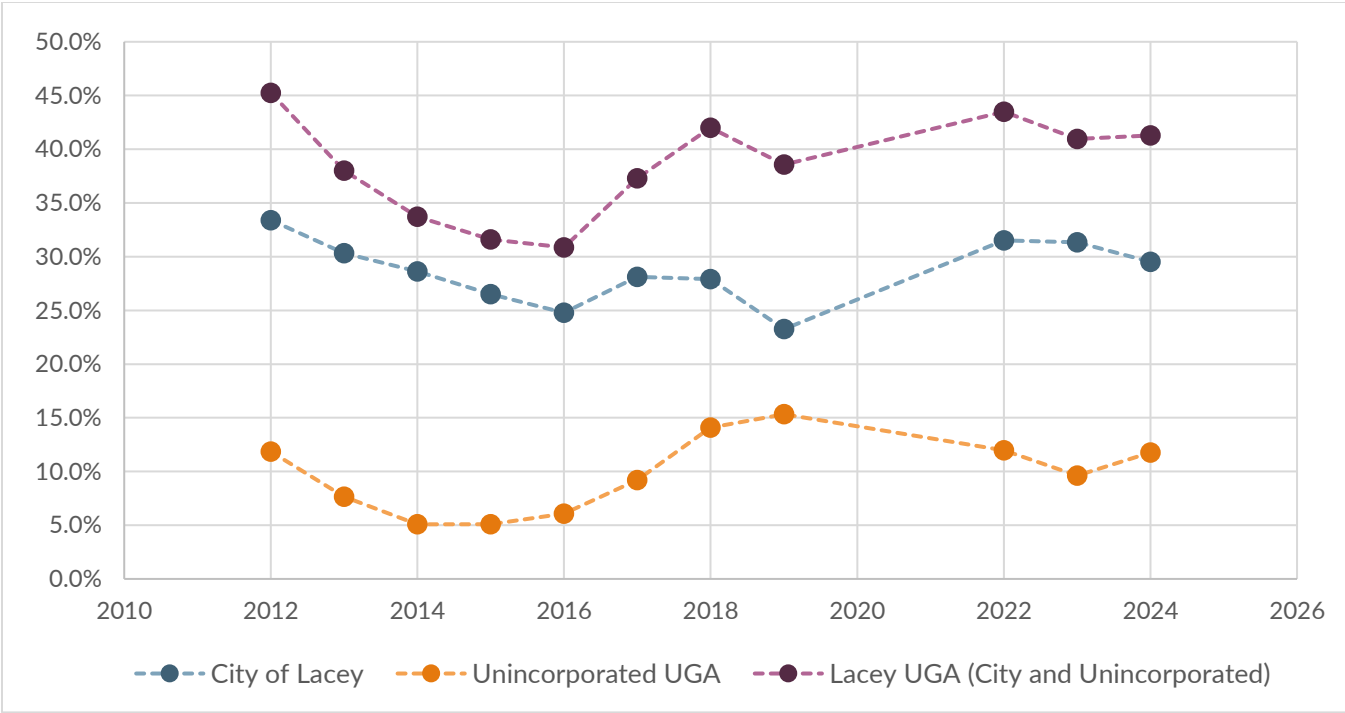
Exhibit 2. Lacey UGA Historical Population and Housing Growth Rates

Geography ¹	2011-2015	2015-2019	2021-2024 ²
Population – Average Annual Growth Rate			
City of Lacey	2.0%	2.4%	1.5%
Lacey Unincorporated UGA	0.7%	1.8%	1.0%
Lacey UGA (Total)	1.5%	2.2%	1.3%
Thurston County	1.3%	1.7%	1.0%
Total Housing Units – Average Annual Growth Rate			
City of Lacey	1.2%	1.9%	2.1%
Lacey Unincorporated UGA	0.3%	1.2%	1.2%
Lacey UGA (Total)	0.9%	1.6%	1.8%
Thurston County	1.2%	1.2%	1.2%

1. Geographies reflect 2024 City and UGA boundaries. To control for annexations, BERK calculated growth rates based on fixed boundaries using historical estimates requested from the OFM Small Area Estimates (SAEP) program.
2. OFM population and housing estimates may include adjustments in decennial years to improve consistency with U.S. Census counts. To avoid potential errors, net growth and growth rates are not calculated for 2019-2020 or 2020-2021.
Source: OFM Small Area Estimates Program (2025).

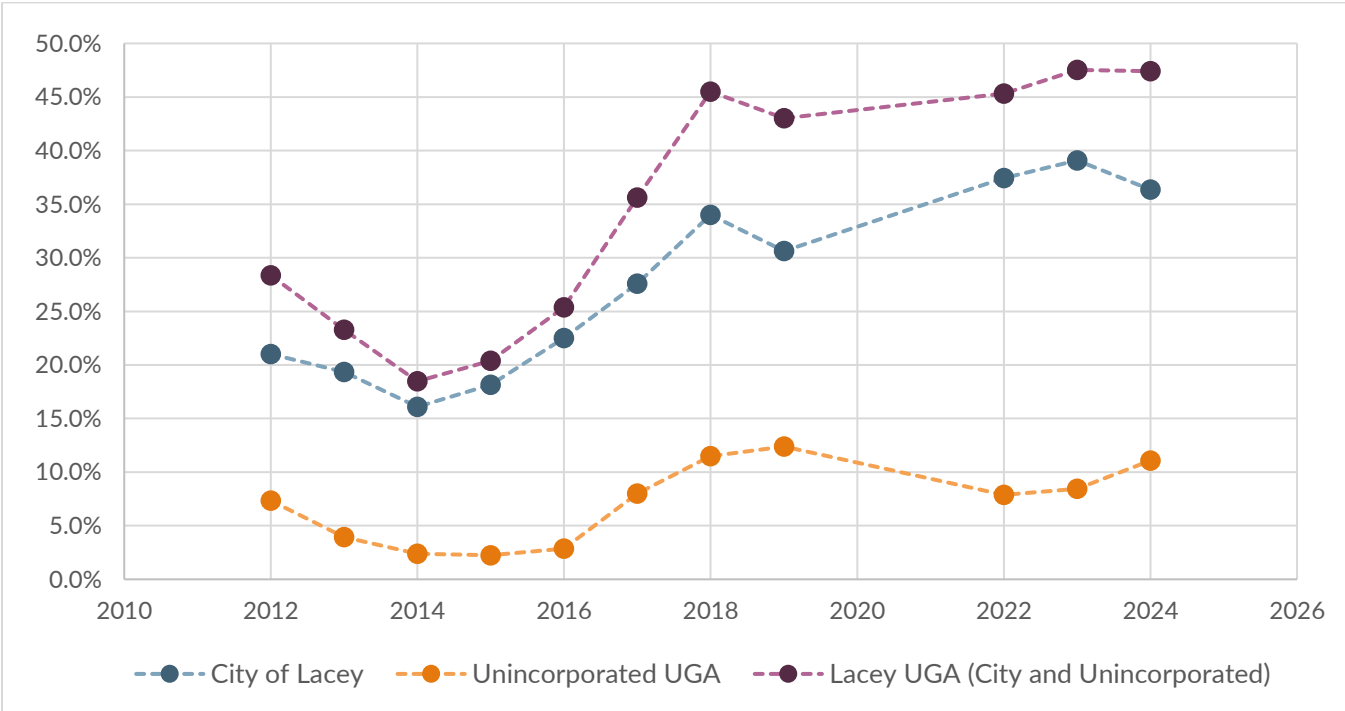
BERK also reviewed historical population and housing growth in Lacey as a percentage of countywide growth. Historically, the amount of population and housing growth in the Lacey UGA have varied widely from year to year, creating substantial variation when calculating shares of countywide growth at the annual level. Exhibit 3 and Exhibit 4 show the Lacey UGA's historical shares of countywide growth using a 2-year moving average to smooth annual variation and more clearly illustrate trends.

Exhibit 3. Lacey UGA Share of Historical Countywide Population Growth (2-Year Moving Average)



* OFM population and housing estimates may include adjustments in decennial years to improve consistency with U.S. Census counts. To avoid potential errors, net growth was not calculated for 2019-2020 or 2020-2021.
Source: OFM Small Area Estimates Program (2025).

Exhibit 4. Lacey UGA Share of Historical Countywide Housing Growth (2-Year Moving Average)



* OFM population and housing estimates may include adjustments in decennial years to improve consistency with U.S. Census counts. To avoid potential errors, net growth was not calculated for 2019-2020 or 2020-2021.
Source: OFM Small Area Estimates Program (2025).

As shown in Exhibit 5 shows average shares of county population and housing for the City of Lacey, the unincorporated UGA, and the UGA as a whole for the periods 2011-2015, 2015-2019, and 2021-2024. Exhibit 5, Lacey’s share of countywide population growth declined during the mid-2010’s but recovered in the latter half of the decade. The Lacey UGA’s share of county housing growth (Exhibit 4) experienced a similar decline during the same period but recovered more rapidly, capturing approximately 45% of county housing growth by 2018 and remaining near or slightly above this level in the years since 2020. Exhibit 5 shows average shares of county population and housing for the City of Lacey, the unincorporated UGA, and the UGA as a whole for the periods 2011-2015, 2015-2019, and 2021-2024.

Exhibit 5. Lacey UGA Average Share of Historical Countywide Population and Housing Growth

Geography ¹	2011-2015	2015-2019	2021-2024 ²
Population – Average Share of Countywide Growth			
City of Lacey	28.2%	25.8%	27.5%
Lacey Unincorporated UGA	6.3%	12.2%	11.8%
Lacey UGA (Total)	34.5%	37.9%	39.3%
Housing Units – Average Share of Countywide Growth			
City of Lacey	18.8%	29.2%	35.0%
Lacey Unincorporated UGA	3.1%	10.3%	10.7%
Lacey UGA (Total)	21.8%	39.4%	45.8%

1. Geographies reflect 2024 City and UGA boundaries. To control for annexations, BERK calculated growth rates based on fixed boundaries using historical estimates requested from the OFM Small Area Estimates (SAEP) program.
2. OFM population and housing estimates may include adjustments in decennial years to improve consistency with U.S. Census counts. To avoid potential errors, net growth and growth rates are not calculated for 2019-2020 or 2020-2021.
Source: OFM Small Area Estimates Program (2025).

This recovery in the share of county housing growth coincides with a sharp increase in the amount of multifamily housing development in Lacey. According to OFM permitting records, Lacey averaged 5 multifamily housing units completed per year between 2010 and 2016. From 2017 through 2024, the City has averaged 386 completed multifamily housing units per year. This rapid development of multifamily housing would likely contribute to the observed divergence between the trends in population and housing growth shares since multifamily housing units frequently house fewer residents than a single-family home.

Projected Future Housing Growth

Based on review of the growth trends described above, BERK projected future housing growth for the Lacey UGA for each 5-year forecast period using the following steps.

- **2024-2025 Housing Growth:** Because of the short time interval, BERK projected housing units for 2025 as an extension of recent housing growth trends by applying regression analysis to the

housing unit estimates for the years 2010-2024. This method resulted in projected housing growth of 1,025 units in the Lacey UGA between 2024 and 2025, an increase of approximately 2.6%.

- **2025-2030 Housing Growth:** During this forecast period, the Lacey UGA is anticipated to capture a similar share of county housing growth as recent years. Housing growth was projected using a weighted average of the housing growth shares shown in Exhibit 5 for 2015-2019 (39.4%) and 2021-2024 (45.8%).
- **2030-2050 Housing Growth:** Both the latest OFM and TRPC forecasts demonstrate decreasing growth rates after 2030, predicting a gradual slowing of growth. BERK's projections for the Lacey UGA also assume a gradual decrease in the share of county housing growth, regressing to the UGA's long-term (2011-2024) average share of county housing growth after 2035 (34.8%).
- **City vs Unincorporated UGA Housing Growth:** TRPC's growth forecast and Thurston County's adopted growth allocations direct the majority of future housing growth in the Lacey UGA to unincorporated areas. TRPC buildable lands data also indicates the unincorporated UGA contains more residential development capacity than the City of Lacey. However, City staff have observed extensive environmentally critical areas in the unincorporated UGA that may limit future development. Using estimates of critical area coverage prepared by City staff, BERK has adjusted the TRPC parcel-level capacity estimates direct future growth away from areas constrained by the presence of critical areas. Future growth in the UGA is divided between the City and unincorporated areas based on this updated distribution of development capacity.

Exhibit 6 shows projected future housing in the Lacey UGA.

Exhibit 6. Lacey UGA Projected Housing Units (2025-2050)

	2024	2025	2030	2035	2040	2045	2050
Assumed Share of Future County Housing Growth							
Lacey UGA			42.2%	36.9%	34.8%	34.8%	34.8%
City of Lacey			24.3%	21.3%	20.1%	20.1%	20.1%
Unincorporated UGA			17.8%	15.6%	14.7%	14.7%	14.7%
Projected Future Housing Units							
Thurston County	127,797	133,991	144,764	155,218	165,182	174,680	183,842
Lacey UGA	39,550	40,575	45,116	48,969	52,434	55,737	58,922
City of Lacey	25,583	26,246	28,865	31,087	33,086	34,990	36,828
Unincorporated UGA	13,967	14,329	16,251	17,882	19,348	20,746	22,095

Source: OFM, 2025; BERK, 2025.

Projected Future Population

Exhibit 7 shows projected future population in the Lacey UGA. For each 5-year forecast period, BERK converted future housing units to total population using the method and assumptions established in the HAPT:

- Conversion calculations assume a 6% housing unit vacancy rate.
- Household population for each part of the UGA is calculated by applying individual household size assumptions to the number of projected housing units for that area. Household sizes for both the City and unincorporated UGA are assumed to decrease over time in keeping with countywide trends.
- Total population is calculated by applying an adjustment factor to projected household population to reflect residents living in group quarters. This adjustment factor is based on the percentage of county population living in group quarters as of the 2020 Census (approximately 0.98%).

Exhibit 7. Lacey UGA Projected Population (2025-2050)

	2024	2025	2030	2035	2040	2045	2050
Assumed Future Household Size							
Lacey UGA		2.47	2.43	2.40	2.37	2.35	2.33
City of Lacey		2.46	2.42	2.38	2.36	2.34	2.32
Unincorporated UGA		2.65	2.61	2.57	2.55	2.52	2.51
Projected Future Population							
Thurston County	307,000	313,985	333,783	352,953	371,542	389,659	407,392
Lacey UGA	96,428	98,884	106,445	113,986	120,765	127,342	133,761
City of Lacey	60,172	61,717	66,195	70,308	74,017	77,631	81,168
Unincorporated UGA	36,256	37,167	40,250	43,678	46,748	49,711	52,593

Source: OFM, 2025; BERK, 2025.

Exhibit 8 and Exhibit 9 provide comparisons of projected population and housing in the Lacey UGA to TRPC's latest forecast.

Exhibit 8. BERK Projections Compared to TRPC Forecast – Population

	2024	2025*	2030	2035	2040	2045	2050*
Lacey UGA (OFM/BERK)	96,428	98,884	106,445	113,986	120,765	127,342	133,761
Lacey UGA (TRPC)	96,050		102,370	106,030	109,740	113,440	
City of Lacey (OFM/BERK)	60,172	61,717	66,195	70,308	74,017	77,631	81,168
City of Lacey (TRPC)	60,210		58,320	59,560	60,530	61,350	
Unincorporated UGA (OFM/BERK)	36,256	37,167	40,250	43,678	46,748	49,711	52,593
Unincorporated UGA (TRPC)	35,840		44,050	46,470	49,210	52,090	

* TRPC forecast (updated June 2024) does not provide projections for 2025 or 2050.

Source: OFM, 2025; BERK, 2025; TRPC, 2024.

Exhibit 9. BERK Projections Compared to TRPC Forecast – Housing Units

	2024	2025*	2030	2035	2040	2045	2050*
Lacey UGA (OFM/BERK)	39,550	40,575	45,116	48,969	52,434	55,737	58,922
Lacey UGA (TRPC)	39,380		44,960	46,940	48,870	50,730	
City of Lacey (OFM/BERK)	25,583	26,246	28,865	31,087	33,086	34,990	36,828
City of Lacey (TRPC)	24,980		26,380	27,180	27,840	28,410	
Unincorporated UGA (OFM/BERK)	13,967	14,329	16,251	17,882	19,348	20,746	22,095
Unincorporated UGA (TRPC)	14,400		18,580	19,760	21,030	22,320	

* TRPC forecast (updated June 2024) does not provide projections for 2025 or 2050.

Source: OFM, 2025; BERK, 2025; TRPC, 2024.



MEMBERS:

City of Lacey
City of Olympia
City of Rainier
City of Tenino
City of Tumwater
City of Yelm
Confederated Tribes of the
Chehalis Reservation
Nisqually Indian Tribe
Town of Buxton
Thurston County
North Thurston Public Schools
Olympia School District
Tumwater School District
Intercity Transit
LOIT Clean Water Alliance
Port of Olympia
PUD No. 1 of Thurston County

ASSOCIATE MEMBERS:

Lacey Fire District #3
Puget Sound Regional Council
The Evergreen State College
Thurston Conservation District
Thurston Economic
Development Council
Timberland Regional Library

MEMORANDUM

TO: Hans Shepard, Senior Planner
City of Lacey Community & Economic Development

FROM: Scott Carte, GIS and Modeling Manager
Michael Ambrogi, Senior Planner
Thurston Regional Planning Council

DATE: May 27, 2025

SUBJECT: Proposed 2025 Comprehensive Plan Updates

OVERVIEW

The City of Lacey is proposing changes to its future land use map and zoning as part of its 2025 comprehensive Plan periodic update. City staff requested that Thurston Regional Planning Council (TRPC) review the proposed changes to identify potential impacts to the City's capacity for future housing units and congestion on roadways.

BACKGROUND

Thurston Regional Planning Council (TRPC) maintains two models relevant to jurisdictions' Comprehensive Planning requirements:

- A land capacity model which estimates acres of developable land and number of future dwelling units on a parcel based on existing land use, zoning, and development regulations. The current model is based on assumptions developed as part of TRPC's population and employment forecast (2018 update) and the 2021 Buildable Lands Report for Thurston County. Documentation is available at <https://www.trpc.org/236> (See "Population and Employment Land Supply Assumptions").
- A regional travel demand model which estimates vehicle volumes and vehicle volume to capacity (V/C) ratios on roadways. The current model was developed as part of TRPC's 2050 Regional Transportation Plan for the Thurston Region. Documentation is available at <https://www.trpc.org/319>.



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City staff provided a list of parcels with a proposed zoning change. Changes fell into three categories:

- Clean Up: Proposed changes bring the zoning in better alignment with existing use and parcel boundaries.
- Consolidation: Zones are being combined based on high level of permitted use overlap.
- Private Application: Rezone requests from the community or property owner.

FINDINGS

Future Land Use Map Changes

Although the City of Lacey is proposing changes to its future land use map as part of its Comprehensive Plan update, the changes do not affect TRPC's models, which are based on zoning and development regulations.

Effects on Future Housing

TRPC's land capacity model estimates that the proposed zoning changes would reduce future residential capacity on five parcels (20 units total) and increase capacity on two parcels (20 units total). The remaining 449 parcels are projected to have no change in future residential capacity.

Effects on Vehicle Volumes

Based on the relatively small projected change in future residential capacity due to the proposed zoning changes, TRPC expects future vehicle volumes and V/C ratios in line with those reported in the 2050 Regional Transportation Plan for the Thurston Region.

Scope and Timing of Proposed Changes

The City of Lacey is considering a range of Future Land Use Map amendments and zoning changes as part of the 2025 Comprehensive Plan Update. While all of these potential locations were evaluated by TRPC as part of this review, some of these proposed changes may not be adopted as part of the 2025 review cycle. That said, the reviewed locations would represent the greatest potential impact as a result of these proposed updates on both the land capacity model and the regional travel demand model. In the event that some of these locations are not adopted as part of the 2025 Comprehensive Plan, this would represent a smaller change than what was reviewed as part of this assessment. Based on the relatively small projected change in future residential capacity due to the proposed zoning changes, TRPC expects future vehicle volumes and V/C ratios in line with those reported in the 2050 Regional Transportation Plan for the Thurston Region.

Table 1: Summary of Proposed Zoning Changes

Change	Current Zoning	Proposed Zoning	Number of Parcels	Acres
Clean Up	CBD 7	OSI	15	348.3
Clean Up	CO	HDR	2	8.5
Clean Up	CO	NC	10	15.2
Clean Up	GC	MHDC	1	1.3
Clean Up	HD	NC	1	0.4
Clean Up	LD	OSI	3	42.0
Clean Up	ME	CBD 6	1	8.9
Clean Up	MMDC	MDR	86	10.9
Clean Up	MMDC	OSI	6	3.6
Clean Up	OSI	LDR	1	5.3
Clean Up	LD/MD/HD	OSI	7	42.2
Consolidation	CBD 7	CBD 6	15	18.3
Consolidation	CCD	GC	50	78.3
Consolidation	CCD	HDR	1	4.8
Consolidation	CCD	NC	5	12.9
Consolidation	CCD	OSI	1	0.5
Consolidation	MMDC	NC	10	9.7
Consolidation	OSI	MDR	1	5.9
Consolidation	Village Center	MDR	212	16.3
Consolidation	Village Center	OSI	13	4.1
Private	LHN	CBD 4	6	2.1
Private	LDR	CBD 5	8	17.5
Private	OSI	LDR	1	1.1

LAND USE POLICY FRAMEWORK

2nd Administrative Draft

April 17, 2025





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INTRODUCTION

Purpose of the Policy Framework

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

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

Future Land Use Map (FLUM)

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

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

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



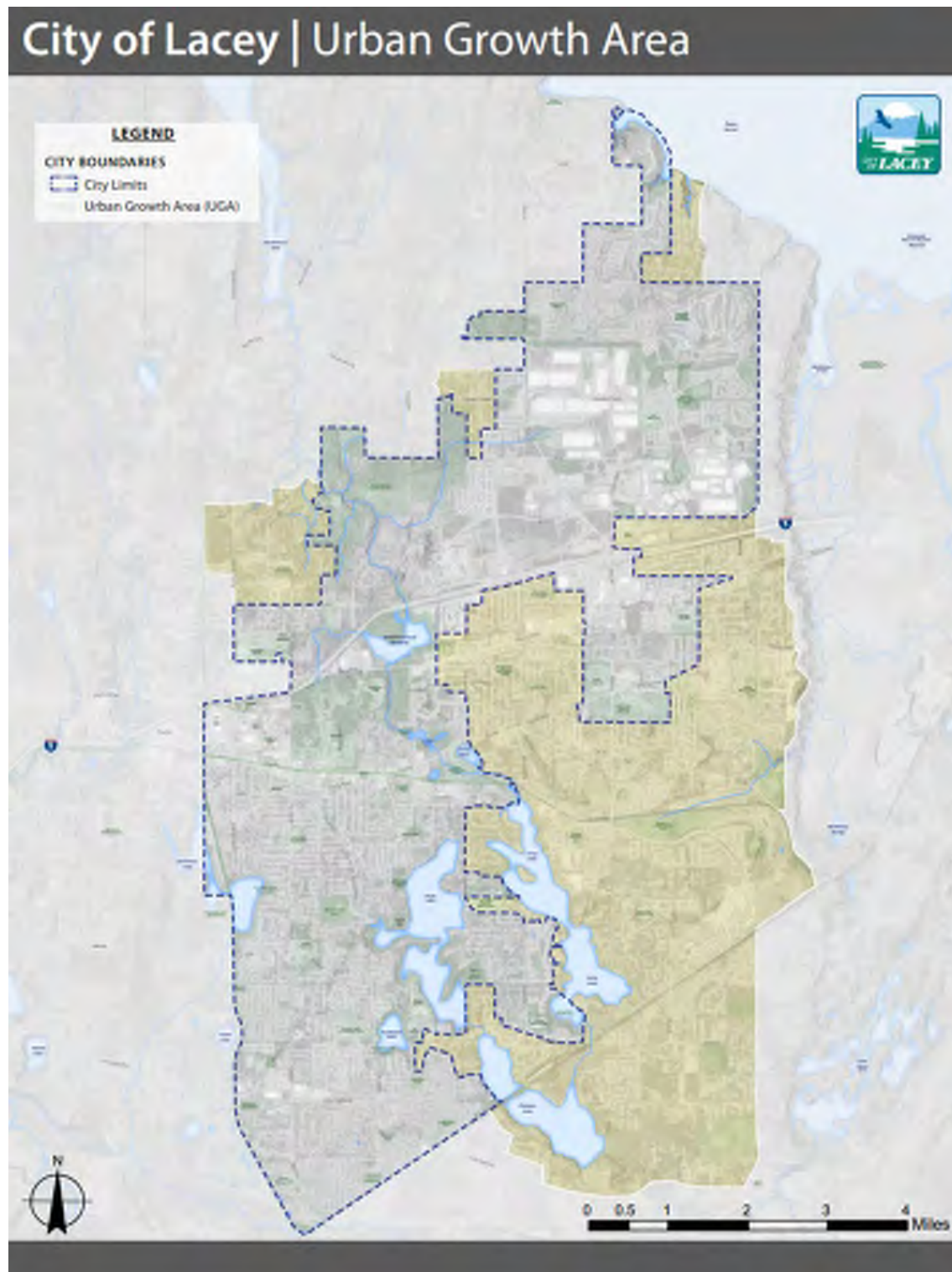
The update to the FLUM includes revised demographics and projections, integrates economic and housing data, addresses the potential consolidation of commercial zones, and implements a community-driven process for site-specific rezones.

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

Urban Growth Area (UGA)

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

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





Implementation

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



POLICY FOUNDATIONS

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

Growth Management Act (GMA) Goals

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

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



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

Department of Commerce Checklist for Fully Planning Cities

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

Environmental Justice

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

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

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

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

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

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



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

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

Wildfire

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

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

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



Current Policy (2016 Comprehensive Plan)

Goals and Policies in the 2016 Comprehensive Plan Land Use Element

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

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



Countywide Planning Policies

Joint Plan (2023 Update)

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

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

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

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

Annexation

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

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



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

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

County-Wide Planning Policies

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

The Buildable Lands Program

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

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

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



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

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

Sustainable Thurston

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

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

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



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

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

Community Engagement

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

Summer 2024 Visioning Sessions

The Comprehensive Plan update process was initiated in 2024 with visioning sessions held by the City Council, Planning Commission, and Youth Council to guide the priorities surrounding the update within the framework of the GMA and other legislative requirements. Key themes from these sessions highlighted the importance of strong community relationships, abundant parks and natural beauty, the growing need for more walkable commercial activity centers, and the critical issue of affordable housing. Each of those themes is reflected in the Policy Framework.

Fall 2024 Community Survey and Core Community Priorities

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

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

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

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



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

Each of these priorities is reflected in the Policy Framework.



POLICY FRAMEWORK

Approach

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

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

How to Read

To facilitate review of draft goals and policies, this Administrative Draft of the Policy Framework is organized as a table below that includes supplemental information about each goal and policy. Subsequent drafts of the Policy Framework may not include all of this information, and the Land Use Element will likely only include the goal and policy text.

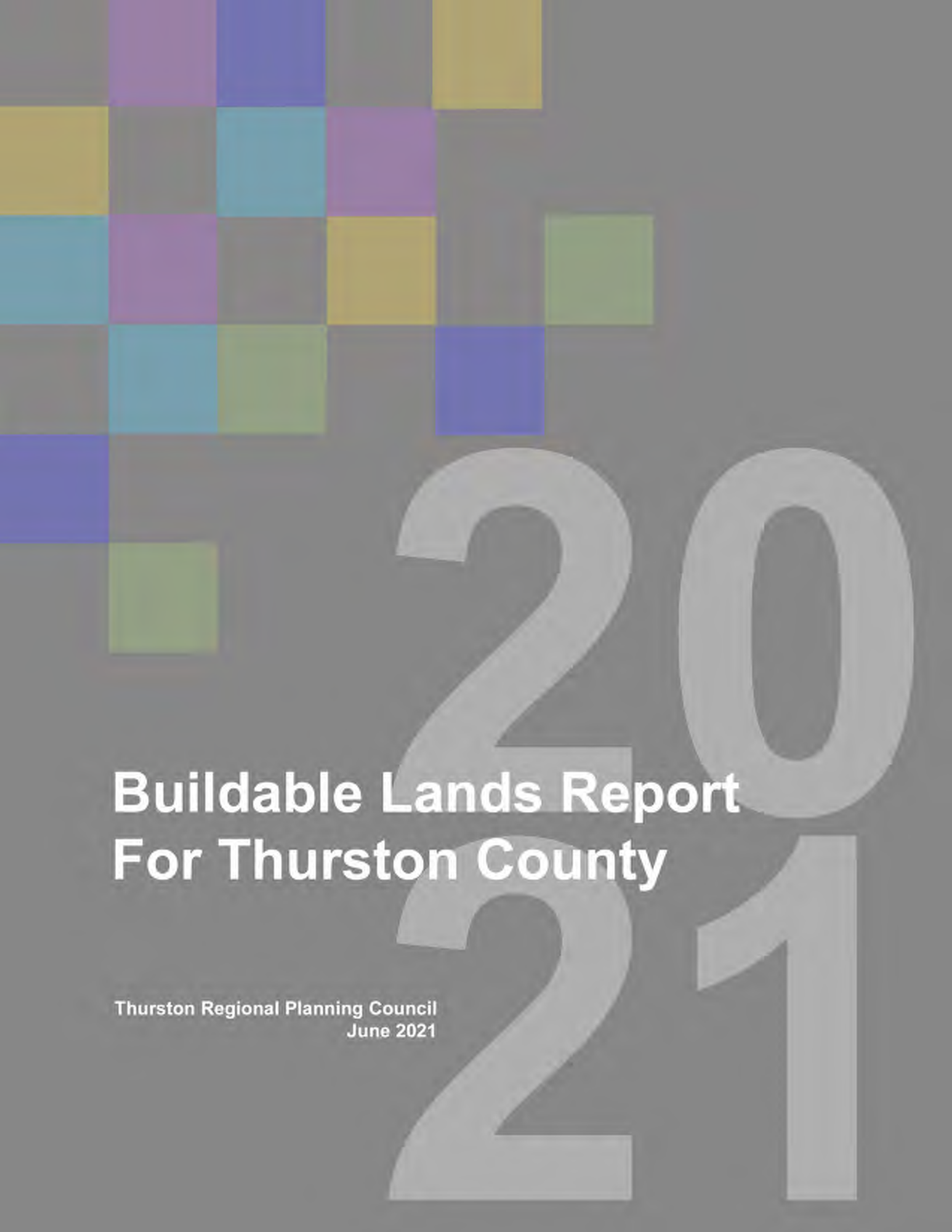


Each row in the table is dedicated to a single policy. To facilitate review of draft goals and policies, each goal of the Land Use Element is stated, followed by a table with the following information organized into columns:

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

Goals and Policies

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



Buildable Lands Report For Thurston County

Thurston Regional Planning Council
June 2021

Title VI Notice

Thurston Regional Planning Council (TRPC) hereby gives public notice that it is the agency's policy to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person shall, on the grounds of race, color, sex, or national origin, be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any Federal Highway Aid (FHWA) program or other activity for which TRPC receives federal financial assistance. Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with TRPC. Any such complaint must be in writing and filed with the TRPC's Title VI Coordinator within one hundred and eighty (180) days following the date of the alleged discriminatory occurrence.

American with Disabilities Act (ADA) Information

Materials can be provided in alternate formats by contacting the Thurston Regional Planning Council at 360.956.7575 or email info@trpc.org.

THURSTON REGIONAL PLANNING COUNCIL (TRPC) is a 23-member intergovernmental board made up of local governmental jurisdictions within Thurston County, plus the Confederated Tribes of the Chehalis Reservation and the Nisqually Indian Tribe. The Council was established in 1967 under RCW 36.70.060, which authorized creation of regional planning councils.

TRPC’s mission is to “Provide Visionary Leadership on Regional Plans, Policies, and Issues.”

To Support this Mission:

- A. Support **regional transportation** planning consistent with state and federal funding requirements.
- B. Address **growth management, environmental quality**, and other topics determined by the Council.
- C. **Assemble** and **analyze data** that support local and regional decision making
- D. Act as a “**convener**”, build regional **consensus** on issues through information and citizen involvement.
- E. Build **intergovernmental consensus** on regional plans, policies, and issues, and advocate local implementation.

2021 MEMBERSHIP THURSTON REGIONAL PLANNING COUNCIL

Government Jurisdiction	Name of Representative
City of Lacey	Malcolm Miller, Councilmember
City of Olympia	Clark Gilman, Councilmember
City of Rainier	Dennis McVey, Councilmember
City of Tenino	Cutter Copeland, Councilmember
City of Tumwater	Debbie Sullivan, Councilmember
City of Yelm	JW Foster, Mayor
Confederated Tribes of the Chehalis Reservation	Amy Loudermilk, Staff
Nisqually Indian Tribe	David Iyall, Tribal Treasurer
Town of Bucoda	Alan Carr, Mayor
Thurston County	Gary Edwards, County Commissioner
North Thurston Public Schools	Melissa “Mel” Hartley, School Board Member
Olympia School District	Hilary Seidel, School Board Member
Tumwater School District	Mel Murray, Staff
Intercity Transit	Carolyn Cox, Authority Member
LOTT Clean Water Alliance	Cynthia Pratt, Board Member
Port of Olympia	EJ Zita, Port Commissioner
PUD No. 1 of Thurston County	Chris Stearns, PUD Commissioner

Associate Members	
Thurston County Economic Development Council	Michael Cade, Executive Director
Lacey Fire District #3	Gene Dobry, Commissioner
Puget Sound Regional Council	Josh Brown, Executive Director
Timberland Regional Library	Cheryl Heywood, Library Director
The Evergreen State College	Scott Morgan, Director of Sustainability
Thurston Conservation District	Helen Wheatley, Conservation District Board

Chair
JW Foster

Vice Chair
Cynthia Pratt

Secretary
Clark Gilman

Executive Director
Marc Daily

Buildable Lands Advisory Committee

Name	Organization
Bob Jacobs	Citizen Representative
Loretta Seppanen	Citizen Representative
Helen Wheatley	Citizen Representative
Ryan Andrews	City of Lacey
Tim Smith	City of Olympia
Jim Gibson	City of Rainier
Dan Penrose	City of Tenino
David Ginther	City of Tumwater
Grant Beck	City of Yelm
Amy Loudermilk	Confederated Tribes of the Chehalis Reservation
Rob LaFontaine, Mike Burnham	Intercity Transit
Jason Robertson	Jason Robertson & Co.
Tyle Zuchowski	LOTT Clean Water Alliance
Heidi Thomas	Nisqually Indian Tribe
Jason Gano, Erin Hall	Olympia Master Builders
Clarita Mattox	Port of Olympia
Zach Kosturos	Prime Locations
Maya Teeple	Thurston County
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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Background

Since 1997, the Washington State Growth Management Act (GMA) has required the state's fastest growing counties to periodically review and evaluate development trends to ensure consistency with GMA, countywide planning policies, and comprehensive plans (RCW 36.70A.215). This evaluation is known as the "Buildable Lands Report." Thurston Regional Planning Council has issued four reports for Thurston County: in 2002, 2007, 2014, and this report, the 2021 Buildable Lands Report.

Growth Management Act Goals

The Buildable Lands legislation requires counties to answer two key questions regarding GMA's land use goals in their Buildable Lands Reports:

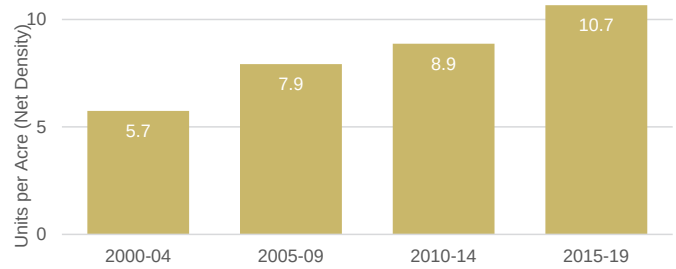
- **Are we achieving urban densities for new development in our urban areas?** The Thurston County Buildable Lands Report also evaluates densities in rural areas.
- **Is there sufficient land in our urban areas for 20 years of growth?** The report includes an evaluation of land supply for both residential and commercial/industrial development.

If the report finds that Thurston County is not meeting these goals, cities and the County are required to identify "reasonable measures" that would bring development trends into alignment with countywide planning policies and comprehensive plans.

Based on the findings of Volume I of this report (GMA Goals), Thurston County's development trends are consistent with GMA's land use goals and reasonable measures are not necessary.

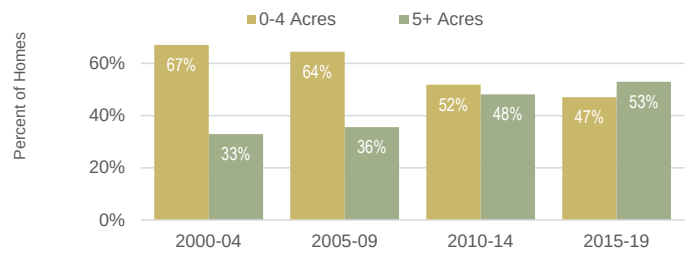
Are we achieving urban densities in our urban areas?

Yes. Achieved densities in urban areas are more than 4 housing units per acre and increasing.



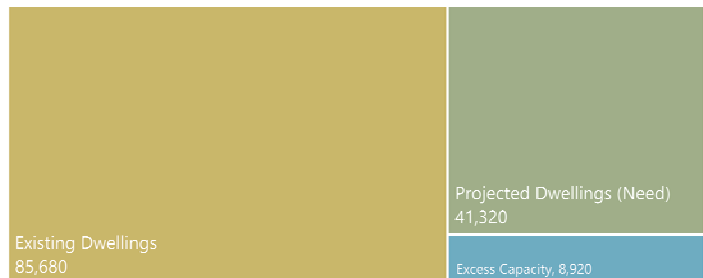
Are we achieving rural densities in our rural areas?

Yes. More rural homes are built on larger lots compared to when GMA was passed.



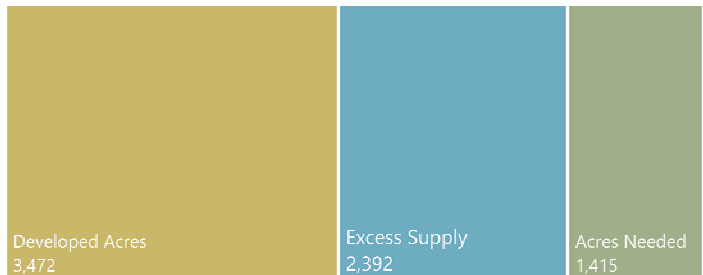
Is there sufficient capacity in our urban areas for 20 years of population growth?

Yes. Capacity — including a reasonable market factor — exceeds supply by 18 percent.



Is there sufficient land in our urban areas for 20 years of commercial/industrial growth?

Yes. There is sufficient vacant and redevelopable land for commercial and industrial development.



Regional Goals

In 2013, Thurston Regional Planning Council adopted *Creating Places — Preserving Spaces: A Sustainable Development Plan for the Thurston Region* (Sustainable Thurston). The plan was the culmination of a two-year effort to envision how the region will “look, function, and feel” in 2035.

Sustainable Thurston included twelve priority goals, two of which address land use and development patterns in urban and rural areas:

- **Create vibrant centers, corridors, and neighborhoods while accommodating growth.**
Target: By 2035, 72 percent of all (new and existing) households in our cities, towns, and unincorporated urban growth areas will be within a half-mile (comparable to a 20-minute walk) of an urban center, corridor, or neighborhood center with access to goods and services to meet some of their daily needs.
- **Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands and develop compact urban areas.**
Target: Between 2010 and 2035, no more than five percent of new housing will locate in the rural areas, and 95 percent will be within cities, towns, unincorporated urban growth areas, and tribal reservations. Rural areas are defined as outside of the cities, towns, unincorporated urban growth areas, and tribal reservations.

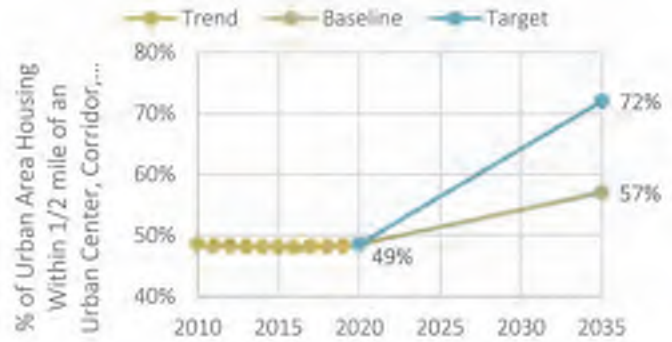
While Sustainable Thurston falls outside of GMA’s planning framework — and failing to meet its goals does not require Thurston County jurisdictions to identify and adopt reasonable measures — our analysis shows that we are not on track to meet two of the land use targets associated with the Sustainable Thurston Priority goals.

Because the region is not on track to meet the more ambitious targets identified in Sustainable Thurston (Volume II), the report includes recommended strategies for the cities and county to include as part of their periodic comprehensive plan updates due in 2025.

Meeting the Sustainable Thurston targets will require changes to expected development patterns in both the urban and rural areas. We will both need to accommodate more growth in urban areas and limit conversion of natural resource lands in rural areas. The recommendations recognize this interdependence and include strategies for both urban and rural areas. The Thurston region will benefit from its long history of collaborative, multijurisdictional planning to achieve this shared vision.

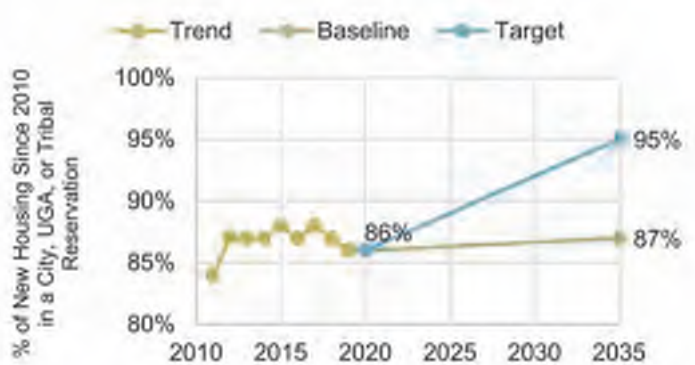
Are we on track to concentrate 72 percent of urban area housing within city centers, corridors, and neighborhoods?

No. The proportion of development in urban centers and corridors is projected to increase substantially over the next fifteen years, but not enough to meet the target under current regulations.



Are we on track to see no more than five percent of new housing locate in rural areas between 2010 and 2035?

No. While the majority of new development will continue to be in urban areas, approximately 13 percent of new housing is projected to locate in rural areas under current trends.



INTRODUCTION

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1. BUILDABLE LANDS OVERVIEW

Since the late 1970s, Thurston Regional Planning Council (TRPC) has provided estimates of the buildable land supply in Thurston County. During this time, Thurston County has been one of the fastest growing counties in Washington State. Understanding the land supply gives indications on where projected growth can and is likely to locate, and how much land is set aside for other uses such as environmental protection, parks and recreation, agriculture, and forestry.

In 1990 the state Growth Management Act (GMA) was passed, creating the current framework for planning in Washington State. GMA requires local cities, towns, and counties to develop detailed plans — called Comprehensive Plans — on how they will accommodate growth. Comprehensive Plans must be consistent with a common policy framework, called the Countywide Planning Policies, adopted by each county. Thurston County’s Countywide Planning Policies, adopted in 1992 and amended in 2002 and 2015, lay out how Thurston County is to grow as a region.

The state legislature added a review and evaluation provision to the GMA in 1997. It affects seven western Washington counties (Clark, King, Kitsap, Pierce, Snohomish, and Thurston, with Whatcom added in 2017) and the cities and towns within them. The affected counties are required to establish a review and evaluation program, commonly referred to as the “Buildable Lands Program.” Each county’s program has five components:

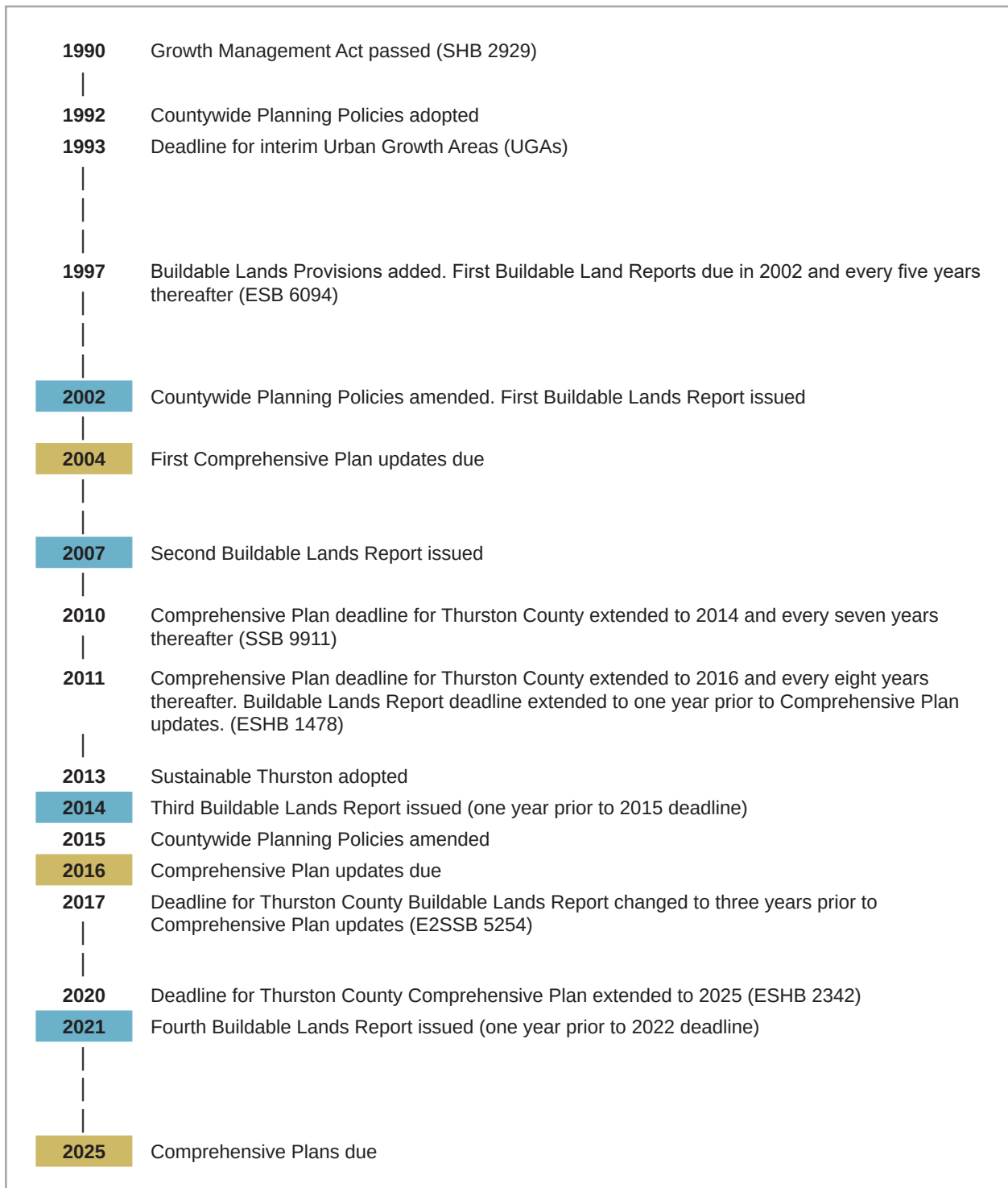
- **A Framework for Program Implementation and Administration.** Thurston County’s Countywide Planning Policies identify who is responsible for program administration and how disputes are resolved.
- **Comprehensive Plans and Development Regulations.** City, town, and county development regulations must be consistent with their Comprehensive Plans, which in turn must be consistent with the Countywide Planning Policies.
- **Annual Data Collection.** Thurston Regional Planning Council collects data from jurisdictions on an annual basis to support the Buildable Lands Program.
- **Data Evaluation.** In Thurston County, Thurston Regional Planning Council is responsible for reviewing land supply and achieved densities — known as the Buildable Lands Report — to ensure that the urban areas are large enough to accommodate 20 years of projected growth and that adopted targets are being achieved.
- **Reasonable Measures.** In Thurston County, the County and cities are responsible for implementing reasonable measures to reduce the differences between actual growth patterns and targets contained in comprehensive plans and countywide planning policies.

Thurston Regional Planning Council was asked to develop the Buildable Lands Report for Thurston County based on its long history of monitoring land supply. Three reports have been issued to date: in 2002, 2007, and 2014. This report — the fourth — is due to the Dept. of Commerce no later than June 30, 2022. This Buildable Lands Report will inform updates to city and county Comprehensive Plans due in 2025.

The Buildable Lands Report must answer three key growth-related questions. The first is whether residential development in the urban growth areas is occurring at the densities envisioned in local Comprehensive Plans. The second is whether there is an adequate supply of land in the urban growth areas for the projected population growth. The third is whether there is adequate supply of land in the urban growth areas for the projected employment growth. The Thurston County Buildable Lands Report also provides information on rural growth patterns.

In addition, the Buildable Lands Report identifies reasonable measures, or actions, to reduce the difference between actual growth patterns and targets contained in local comprehensive plans or the countywide planning policies.

Figure 1-1: Growth Management Act Timeline in Thurston County



Methodology and Data Sources

The Growth Management Act gives counties wide discretion in how they evaluate buildable land supply. Thurston County's methodology is documented as part of TRPC's population and employment update (www.trpc.org/236). Both the forecast update and land supply evaluation rely on a number of data sources.

Data Sources

Annual Data Collection

- Residential and commercial building permits from Bucoda, Lacey, Olympia, Rainier, Tenino, Yelm, Thurston County, the Confederated Tribes of the Chehalis Reservation, and the Nisqually Indian Tribe
- Approved subdivisions (long plats) from the Thurston County Auditor's office
- Residential projects in the development pipeline (application stages) from Bucoda, Lacey, Olympia, Rainier, Tenino, Thurston County, Yelm, the Confederated Tribes of the Chehalis Reservation, and the Nisqually Indian Tribe
- Building and land valuations from the Thurston County Assessor's office
- Parcels and GIS data layers from the Thurston Geodata Center
- Annexations

Other Sources of Data

- Covered employment from the Washington Employment Security Department
- Decennial Census and American Community Survey data from the U.S. Census Bureau
- Aerial photography
- Zoning, jurisdictional boundaries, and planning areas from local jurisdictions
- Critical Area designations from local jurisdictions

Population and Employment Forecast

- Thurston Regional Planning Council

Planning Horizon

The Buildable Lands Report is required to determine if there is sufficient land suitable for development to accommodate 20 years of projected population and employment growth. This report uses a 2040 planning horizon, with a 2020 baseline.

Uncertainties

The Buildable Lands Report — like TRPC’s population and employment forecasts — represents average conditions. Average conditions include normal economic cycles, but not major downturns such as the Great Recession or Great Depression. They also exclude major natural disasters, such as an earthquake or the COVID-19 pandemic. TRPC will continue to monitor the effects of the pandemic on Thurston County’s economy and housing market and update its forecasts as needed.

Related Goals and Policies

Related Growth Management Act (GMA) Goals

- 1 Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- 2 Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Related Countywide Planning Policies

2. 1 Urban growth within Thurston County will occur only in designated urban growth areas. The urban growth areas will be periodically reviewed.
3. 1 Concentrate development in urban growth areas and protect rural areas [...].
- 11.1a The State Office of Financial Management (OFM) growth management planning population projections will be used as the range of population to be accommodated for the coming 20 years.
- 11.1b Within the overall framework of the OFM population projections for the County, Thurston Regional Planning Council will develop countywide and smaller area population projections, pursuant to RCW 36.70A.110 and based on current adopted plans, zoning and environmental regulations and buildout trends.
- 11.1c A review and evaluation program pursuant to RCW 36.70A.215 (“Buildable Lands Program”) will be established. The evaluation and subsequent updates required under the Buildable Lands Program will follow timelines in the RCWs, subject to availability of State funding. This evaluation may be combined with the review and evaluation of county and city comprehensive land use plans and development regulations required by RCW 36.70A.130(1), and the review of urban growth areas required by RCW 36.70A.130(3).

COVID-19

The data included in the 2021 Buildable Lands Report was compiled prior to the COVID-19 pandemic. TRPC will monitor the effects of the pandemic on land supply in future updates to the Population and Employment Forecast and Buildable Lands Report.

Recent Changes Not Reflected in Report

The Buildable Lands Report is based on data collected as part of TRPC’s Population and Employment forecast, completed in 2019. The forecast is based on the jurisdictions’ plans and regulations in place as of 2017. Appendix I provides a summary of changes to TRPC’s land use model to account for development between 2017 and 2020 that were not included in this analysis.

In addition, the following plans or regulations were completed after the forecast was completed. All could affect the amount of developable land in Thurston County but due to their timing, their potential impacts — if any — are not evaluated in this report.

- **Watershed Planning:** Thurston County is working on watershed plans to mitigate the impacts of future permit exempt-well withdrawals as part of the 2018 Streamflow Restoration Act. The plans are expected to reduce some of the uncertainty around rural water availability at the time the forecast was completed. Water availability is discussed in more detail on page 61.
- **Habitat Conservation Plans:** Several Habitat Conservation Plans (HCPs) are underway to address future impacts of development on threatened and endangered species in Thurston County, including the Thurston County HCP and Bush Prairie HCP (Page 45).
- **Middle-Density Housing Amendments:** The state Growth Management Hearings Board issued an order of invalidity on the City of Olympia’s “Missing Middle” housing ordinance after the forecast was completed. Since then, the Cities of Lacey, Olympia, and Tumwater have updated their housing regulations to allow for a wider range of middle-density housing types, such as duplexes, triplexes, cottage housing, and accessory dwellings.
- **Rural Accessory Dwelling Units:** Thurston County adopted regulation allowing for accessory dwelling units in the rural unincorporated County. Family member units are still allowed.
- **Climate Change Action:** Thurston County and the Cities of Lacey, Olympia, and Tumwater completed the *Thurston County Climate Mitigation Plan*. The plan includes housing and land use strategies – among others – that would reduce the region’s greenhouse gas emissions.

Future updates to TRPC’s forecast and to the Buildable Lands report will address the impacts of these recent changes — if any — on buildable land in Thurston County.

Thurston County Land Use

Thurston County is approximately 730 square miles in area, including lakes and other land-locked water bodies. About 13 percent of total land area is in an urban area – either an incorporated city or town or an unincorporated urban growth area. Under GMA, these urban areas are designated for most of Thurston County’s future development. Five square miles are under the jurisdiction of the Confederated Tribes of the Chehalis Reservation or the Nisqually Indian Reservation. The two Tribes determine the amount and type of development within their lands. The remaining 629 acres are in the rural unincorporated county. These areas are designated for natural resource use (timber and farmland) and low-density residential development.

Thurston County will continue to see new development over the next 20 years. How much, the type, and where it occurs will depend on the current land use, zoning, environmental constraints, and market factors. **Table 1-1** shows the types of development that can be expected across five areas in Thurston County.

Table 1-1: General Land Use Categories in Thurston County

Type of Area	Percent of Land Area		Typical Development Pattern
	Urban	Rural / Tribal	
Residential Zoning			
Single-family, multifamily, manufactured home	42%	17%	Primarily Residential Vacant and Infill Development
Mixed-use Zoning			
Downtowns, centers, and corridors	11%	0%	Commercial or Residential Vacant, Infill, and Redevelopment
Nonresidential Zoning			
Commercial, industrial, government, or institutional	13%	5%	Commercial or Industrial Vacant, Infill, and Redevelopment
Natural Resource Lands¹			
Farm or timberland, including lands with cultivated or pasture land covers	9%	41%	Residential or Natural Resource Vacant and Infill Development
Critical Areas			
Critical areas and their buffers, excluding waterbodies	26%	37%	Development allowed only in limited instances

¹Includes land in LTA, LTF, or NA zones, parcels in a current use tax program, and areas with cultivated or pasture land covers from the 2016 NOAA C-CAP imagery.

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VOLUME I

GROWTH MANAGEMENT ACT GOALS

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2. ACHIEVED RESIDENTIAL DENSITIES

Are urban densities being achieved in urban growth areas?

Description

Achieved residential density is the measure of how many homes, condos, or apartment complexes have been built per acre of land. While the Growth Management Act does not specify a minimum density, Thurston County has historically used four or more dwellings per net acre as a rule of thumb for urban densities.

Why is this Important?

The south Puget Sound is one of the fastest growing areas in the state. In 2000, 20 years ago, approximately 207,000 people were living in Thurston County. By 2020, the Office of Financial Management estimated this number had risen to over 291,000. This is a gain of around 84,000 people. We're expecting another 79,000 people by 2040, or within the next 20 years. Our growth rate is high because of our stable economy, high quality of life, and lower cost of living compared to the central Puget Sound region.

As of 2018, there were an estimated 157,300 jobs in Thurston County. Another 39,000 are expected by 2040. These jobs will attract workers and their families. We're also expecting an increasing number of people to move to Thurston County to commute to jobs in the central Puget Sound region, and to large job centers such as Joint Base Lewis-McChord. In addition, Thurston County is a destination for retirees seeking lower costs of living compared to other western Washington and west coast counties. Finally, Thurston County's colleges and university attract students from outside the area.

This means that one quarter of the jobs and housing that will exist in 2040 will be created between now and then, having a tremendous impact on our built environment.

Monitoring achieved density tells us how compact or spread out our communities are growing and if we are using land, as a resource, wisely. Compact urban growth — and limited sprawl — is a goal of the Growth Management Act and Thurston County’s Countywide Planning Policies. Our community has placed a value on compact urban growth because it:

- Makes more efficient use of public investments in urban areas such as water, sewer, roads, and transit service
- Reduces the amount of impervious surface and runoff pollution for each new dwelling
- Limits development pressure on farmland, timberlands, and critical habitat in rural areas
- Increases the number of people who have access to transit services and decreases the distances people need to travel for work, school, and other trips

Increasing the density of new development will help achieve our community’s vision of concentrating new development in the urban areas and creating neighborhoods where people can live, work, shop, learn, and play without a car. It will also help achieve our goals of preserving natural resources and rural character in the remainder of the county.

How is it Measured?

Achieved residential density is measured by comparing the number of new single-family homes and apartments against lot size. Achieved density is calculated using the net density of new development. Public roads, open space, and critical areas and buffers are removed from the land area calculations.

KEY DEFINITIONS

Net Density measures the number of homes over the total area of the subdivision or development, after subtracting for critical areas and buffers, open space, and rights-of-way.

This is what we call “Achieved Residential Density.”

Gross Density measures the number of homes over the total area of the subdivision or development.

Findings

Urban densities are being achieved in Thurston County's Urban Growth Areas.

- Overall, Thurston County urban areas are achieving urban densities greater than the rule of thumb threshold of four dwelling units per acre.
- With the exception of Grand Mound, which saw a small number of new homes permitted, all Thurston County urban areas with sewer service are achieving urban densities. For health code reasons, densities must be lower than four units per acre when sewer service is not available.
- Achieved densities are higher within incorporated city limits than the unincorporated urban growth area.

The achieved density in the unincorporated urban growth areas of Yelm, Tenino, and Rainier were not measured, as these areas are not zoned for urban growth. The assumption is that once these areas are annexed, they will be rezoned for urban densities. The current 1 unit per 5-acre zoning acts as a placeholder until that time.

Figure 2-1: Achieved Density in Thurston County's Urban Areas

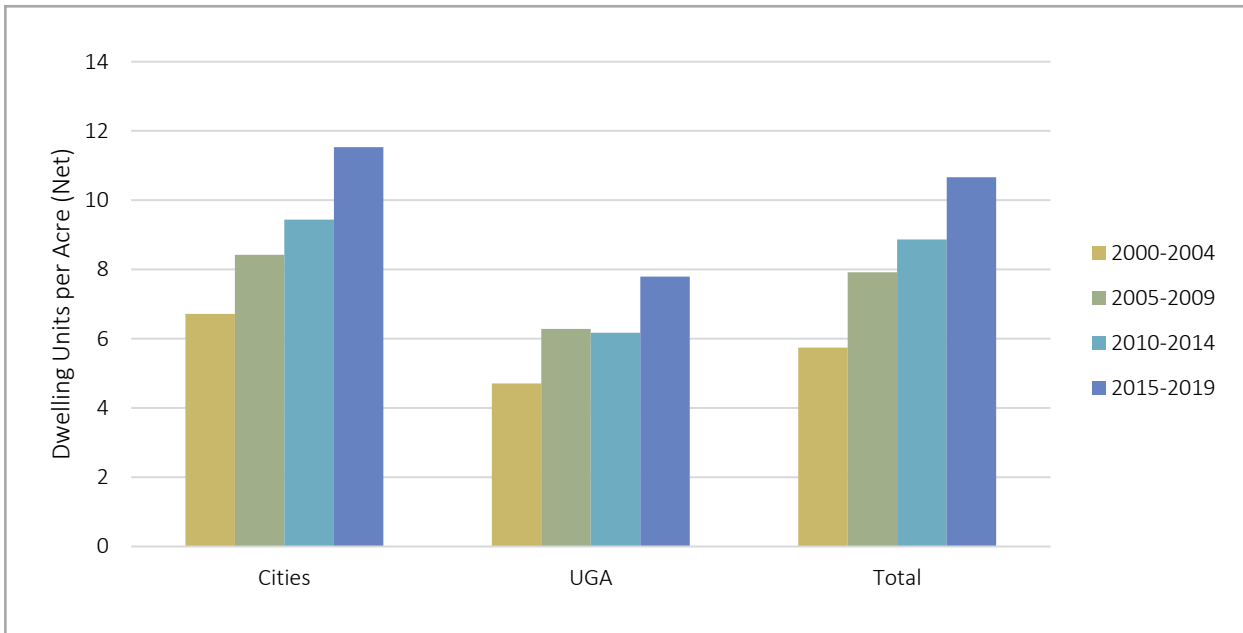
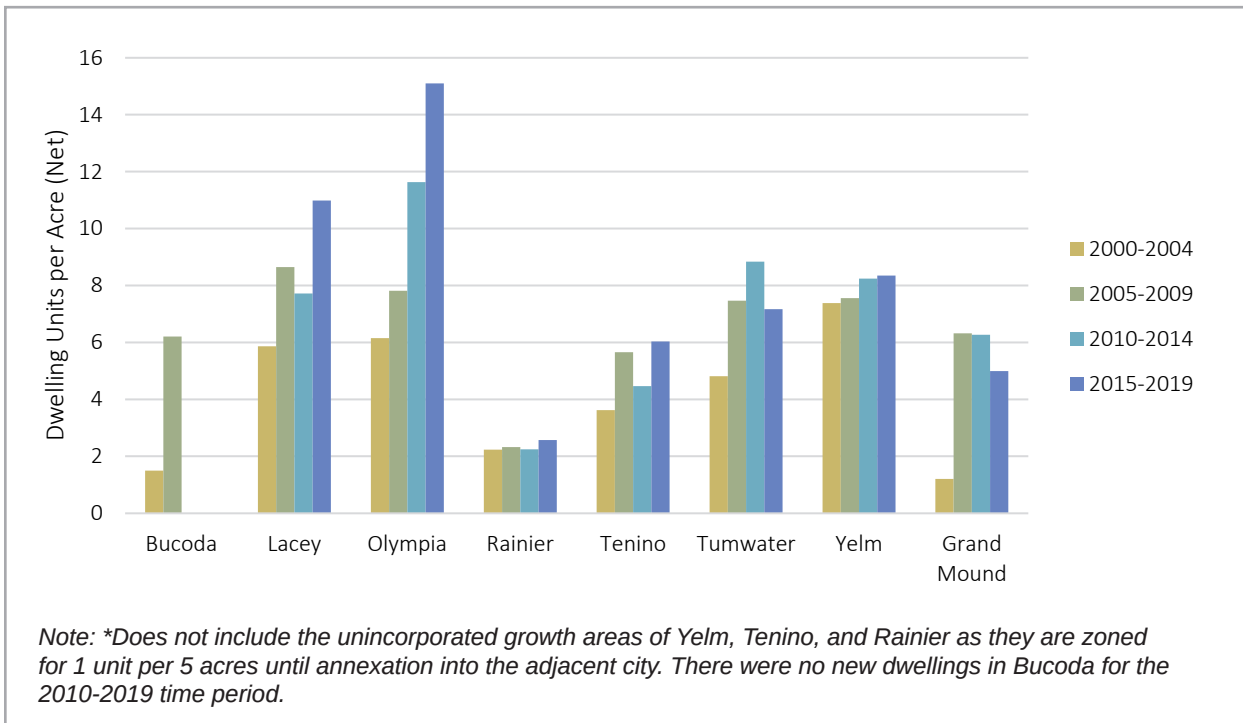


Figure 2-2: Achieved Density in Thurston County's Urban Areas, City Limits and Adjacent Growth Areas*



What does this Mean?

After the Growth Management Act passed in 1990, all Thurston County jurisdictions adopted Comprehensive Plans and updated zoning and development regulations as needed. Since that time, all areas with urban zoning and sewer infrastructure have seen an increase in achieved residential density, meaning they are using land supply more efficiently.

Between 2010 and 2019, an average of 10 acres developed for every 100 new homes, compared to 14 acres during the previous decade. Not only has less land been consumed for the same number of homes, but less public infrastructure is needed to support the more compact growth. This means fewer miles of roads, stormwater, water, and sewer pipes needed to be built and maintained, and services such as transit become more efficient to provide. Compact growth also leaves more land for parks, open space, and rural uses.

**Table 2-1: Achieved Densities in
Thurston County Urban Areas, 2000-2019**

		Approved Dwellings Units				Dwellings per Acre			
		2000-04	2005-09	2010-14	2015-19	2000-04	2005-09	2010-14	2015-19
Lacey	City	1,038	3,862	1,238	2,269	8.8	9.7	8.2	12.0
	UGA	1,192	935	406	832	4.5	6.0	6.6	9.0
	Total	2,230	4,797	1,644	3,101	5.9	8.6	7.7	11.0
Olympia	City	788	928	1,829	1,770	6.6	7.9	12.9	17.7
	UGA	825	498	149	173	5.7	7.7	5.3	6.0
	Total	1,613	1,426	1,978	1,943	6.2	7.8	11.6	15.1
Tumwater	City	662	1,093	832	464	5.5	7.8	8.8	8.0
	UGA	20	6	0	8	1.0	0.8	—	1.0
	Total	682	1,099	832	472	4.8	7.5	8.8	7.2
Bucoda	City	7	10	0	0	1.5	6.2	—	—
Rainier	City	37	97	55	90	2.2	2.3	2.2	2.6
Tenino	City	46	17	7	40	3.6	5.7	4.5	6.0
Yelm	City	520	846	417	375	7.4	7.6	8.2	8.3
Grand Mound	UGA	9	122	53	11	1.2	6.3	6.3	5.0
Total Cities		3,098	6,853	4,378	5,008	6.7	8.4	9.4	11.5
Total UGAs		2,046	1,561	608	1,024	4.7	6.3	6.2	7.8
Total Urban Areas		5,144	8,414	4,986	6,034	5.7	7.9	8.9	10.6

Note: Excludes the unincorporated urban growth areas of Rainier, Tenino, and Yelm since they are zoned at rural densities until annexed. All estimates are for current city and UGA boundaries.

Multifamily Housing

Multifamily housing can take a variety of forms, such as apartments, duplexes, and triplexes. Multifamily housing can be rented or owned. Most owner-occupied multifamily homes in Thurston County are townhomes or condominiums.

Density by Type of Unit

While achieved densities in the urban areas have increased overall, the change has varied by type of dwelling unit. Apartments (buildings with five or more units) have achieved the biggest increase in density, from about 16.7 units per acre in the 2000-2004 time period to over 25 units per acre since 2015. Trends for other types of multifamily homes have been less conclusive. This includes duplexes, triplexes, fourplexes, townhomes (attached single-family homes), and condominiums (owner-occupied multifamily units), which combined made up less than eight percent of new housing since 2000. Density for single-family homes increased over the 2000-2014 time period but declined slightly since then.

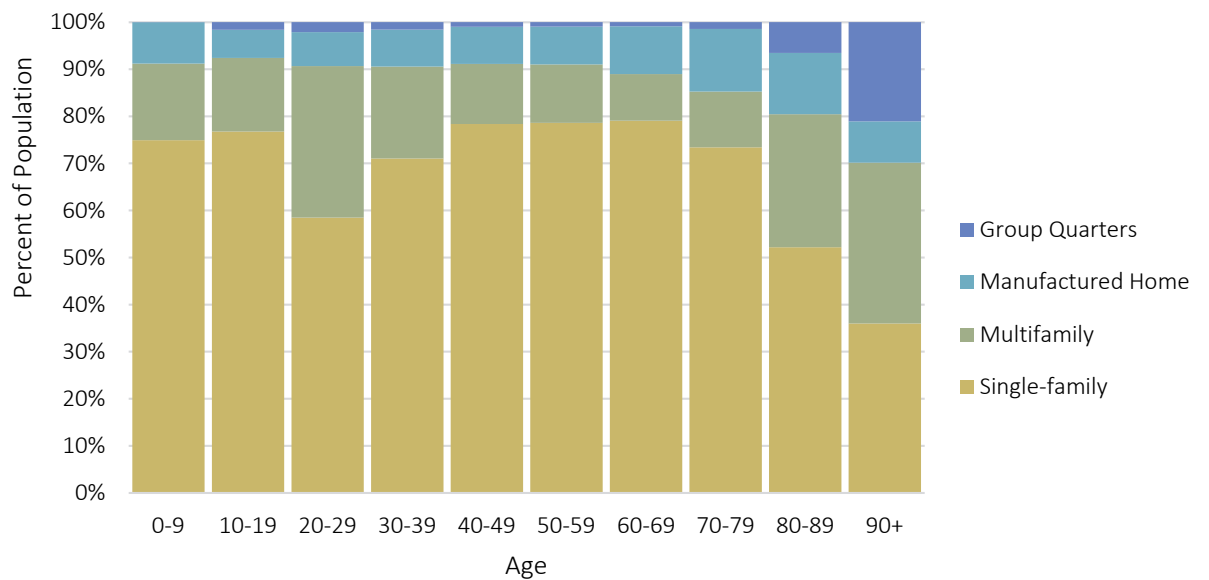
Densities for multifamily homes are about 2.8 times greater than single-family homes, on average.

With changing demographics, we expect an increase in demand for multifamily homes compared to single-family homes. Over a third of new units permitted since 2010 have been multifamily, compared to about 15 percent in the previous decade. Two expanding age cohorts are driving this demand: baby boomers and millennials. As baby boomers age, some trade in large homes and suburban lots for the convenience of city living. In addition, an increasing proportion of their children — the millennial generation — are delaying marriage and starting families. At an age when previous generations were moving into larger, family-sized homes, they are seeking smaller homes in walkable, urban neighborhoods. All of this is likely to continue to lead to an increase in achieved residential densities over time. As a result, it is likely that residential densities will continue to increase over time.

Table 2-2: Achieved Densities in Thurston County Urban Areas by Type of Building, 2000-2019

	Approved Dwellings Units				Dwellings per Acre			
	2000-04	2005-09	2010-14	2015-19	2000-04	2005-09	2010-14	2015-19
Single-family	4,079	6,478	3,601	3,100	5.0	6.9	7.5	7.0
Duplexes - Fourplexes	159	120	51	56	9.9	9.0	9.3	6.7
Townhomes	117	448	140	66	10.0	15.3	14.2	13.4
Condominiums	8	214	0	25	8.1	20.3	—	6.1
Apartments	781	1,154	1,194	2,787	17.1	16.7	17.7	25.8
Total	5,144	8,414	4,986	6,034	5.7	7.9	8.9	10.6

Figure 2-3: Percent of Thurston County Population in Housing Types by Age



Source: U.S. Census Bureau: 2013-2017 ACS PUMS. "Group quarters" includes skilled nursing facilities, college dormitories, correctional facilities, and other group housing.

Density in Urban Corridors and Infill Areas

Urban corridors and infill areas (Figure 2-4) are the heart of Thurston County's cities. "Urban corridors" include the land within a quarter mile of frequent — 15-minute or less — transit routes. "Infill areas" are neighborhoods that were already urban in nature by the 1970s.

Urban corridors have some of the highest densities in Thurston County. Higher density along these corridors decreases trip length since people live closer to the businesses and services they patronize. It also decreases vehicle miles traveled since their proximity to transit gives residents a viable alternative to driving. The dramatic increase in achieved density in urban corridors is in part due to over 600 new dwellings in downtown Olympia.

Achieved residential density in infill areas tends to be lower than along urban corridors, though slightly higher than in urban areas as a whole.

Like the shifting trends for single-family and multifamily homes, changing demographics are likely to lead to an increase in demand for housing in urban corridors and infill areas.

KEY DEFINITIONS

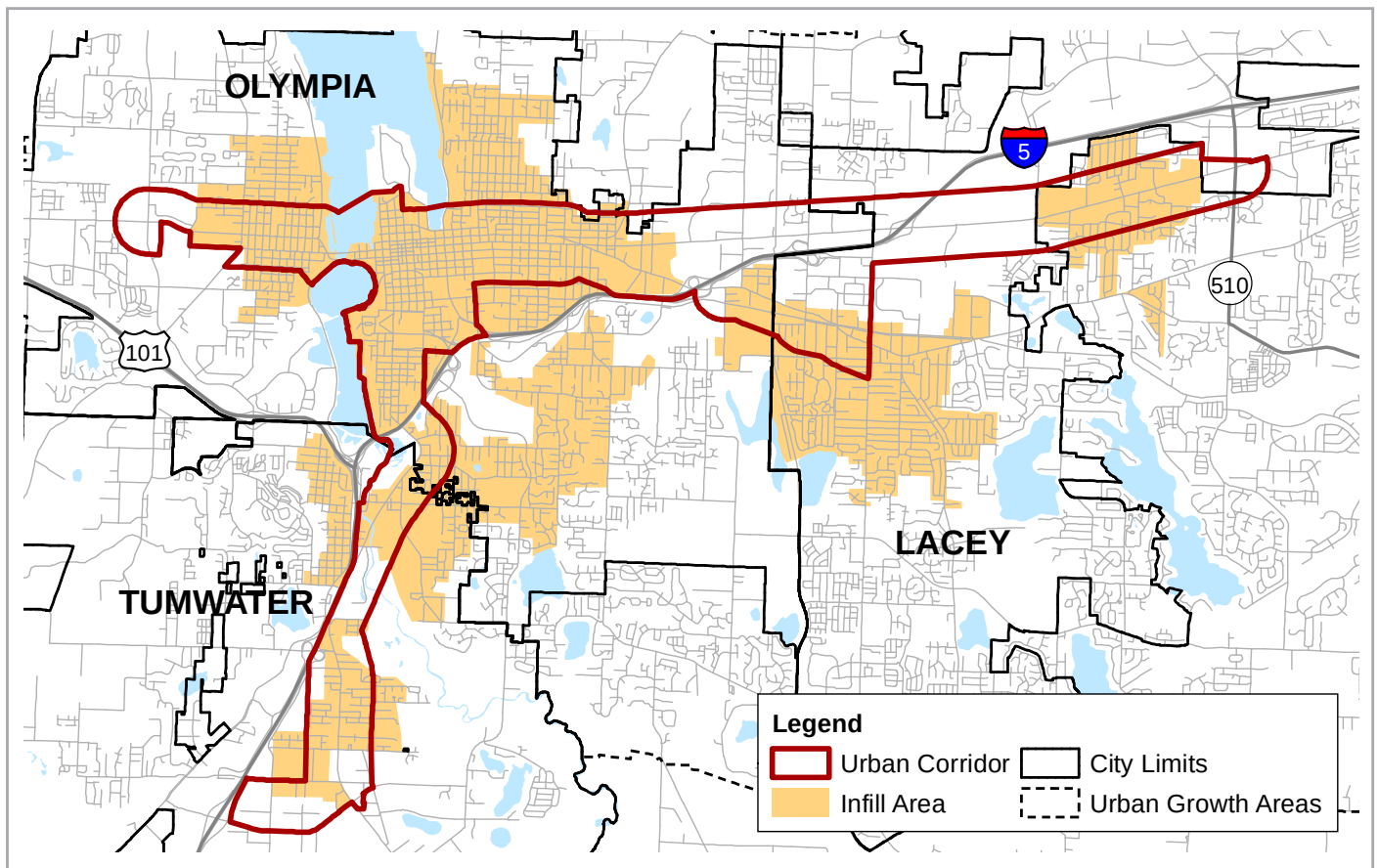
Urban Corridors are the areas within a half mile of frequent transit routes (generally fifteen minute headways or less).

Infill Neighborhoods include the regions older neighborhoods — those that were already urban in nature by the 1970s.

Table 2-3: Achieved Densities in Urban Corridors and Infill Areas

	Approved Dwellings Units				Dwellings per Acre			
	2000-04	2005-09	2010-14	2015-19	2000-04	2005-09	2010-14	2015-19
Urban Corridors	149	310	218	827	12.7	20.2	18.0	70.4
Infill Areas	372	476	249	822	6.8	8.7	14.4	32.9
Urban Area Total	5,155	8,430	4,992	6,041	5.6	7.7	8.7	10.4

Figure 2-4: Olympia, Lacey, and Tumwater Infill Areas and Urban Corridors



EXAMPLES OF MULTIFAMILY DENSITIES

Annie's Artist Flats

Net/Gross Density: 140 units per acre

Completed in 2019, this market-rate apartment building in downtown Olympia is in an urban corridor, less than 300 feet from an Intercity Transit bus route.

Photo Credit: The Olympian (<https://bit.ly/33nWVA1>)



6 Wood Apartments

Net/Gross Density: 50 units per acre

This 101-unit apartment building in Lacey's Woodland Square district was completed in 2007. It is adjacent to Lacey's Intercity Transit Center and South Puget Sound Community College's Lacey Campus.

Photo Credit: Apartments.com (<https://bit.ly/3b2qfyQ>)



536 14th Ave SE

Net/Gross Density: 25 units per acre

This triplex — constructed in 1912 — is an example of how a multifamily building can fit in with the scale and character of a predominantly single-family neighborhood.

Photo Credit: Thurston Regional Planning Council

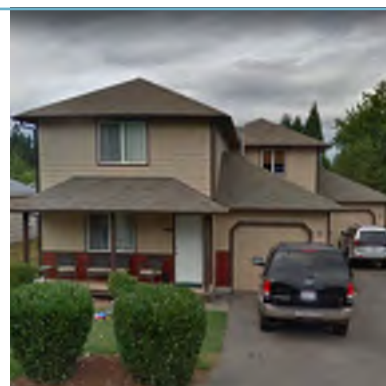


808 Grant Street

Net/Gross Density: 10 units per acres

This duplex on Tumwater Hill is an example of infill development: a new, middle-density development within an existing neighborhood.

Photo Credit: Google Maps (<https://goo.gl/maps/yS2U7U3VmqFXu9JE8>)



EXAMPLES OF SINGLE-FAMILY DENSITIES

Campus Reserve

Net Density: 12 units per acre
Gross Density: 7 units per acre

This 79-unit subdivision in Lacey's High Density Residential zone was platted in 2015. Thirty-five percent of the subdivision's area is dedicated to roads, open space set-asides, stormwater treatment, and other common uses.

Photo Credit: Thurston County GeoData (2018)



Whitmore Glen

Net Density: 7.5 units per acre
Gross Density: 4.5 units per acre

This 82-unit subdivision in Olympia's Residential 6-12 zone was platted in 2010. Forty percent of the subdivision's area is dedicated to roads, open space set-asides, stormwater treatment, and other common uses.

Photo Credit: Thurston County GeoData (2018)



Chapparel Landing

Net Density: 4 units per acre
Gross Density: 1.5 unit per acre

Since GMA was passed, low-density subdivisions in urban areas — like this one adjacent to Percival Creek in Tumwater — are generally allowed only in zones where natural resource protection is a priority.

Photo Credit: Thurston County GeoData (2018)



Silver Hawk

Net Density: 1.5 units per acre
Gross Density: 1 unit per acre

This rural Thurston County subdivision — platted in 2016 — was originally approved under higher-density zoning designation than the one unit per five acres density currently allowed. Zoning changes adopted after GMA was passed eliminated two, one, and half unit per acre zones in rural Thurston County except in areas previously platted at those densities (known as LAMIRDs, limited areas of more intense rural development).

Photo Credit: Thurston County GeoData (2018)



What Does the Future Hold?

Since the Growth Management Act, comprehensive plans, zoning, and development regulations were adopted in the early 1990s, there has been a steady increase in achieved density in the urban areas. Initially, this resulted from increased density in single-family subdivisions. Since 2010, however, multifamily housing has become increasingly important. 2016 marked the first year that more multifamily units were permitted than single-family units in the urban areas.

Multifamily housing as a percent of new units has increased since 1990 (Figure 2-5). Since 2010, multifamily housing has driven the increase in achieved densities across urban areas. Demographic changes (such as those discussed on page 26) are increasing demand for multifamily housing. At the same time, the capacity for single-family development is decreasing. The tightening housing market is also making infill and redevelopment — in urban centers and corridors — economically feasible where it was not before. As a result of these factors, Thurston Regional Planning Council's forecast projects this trend of increased multifamily development to continue over the next 20 years.

Figure 2-5: Multifamily Dwellings, as a Percent of New Units, Urban Areas

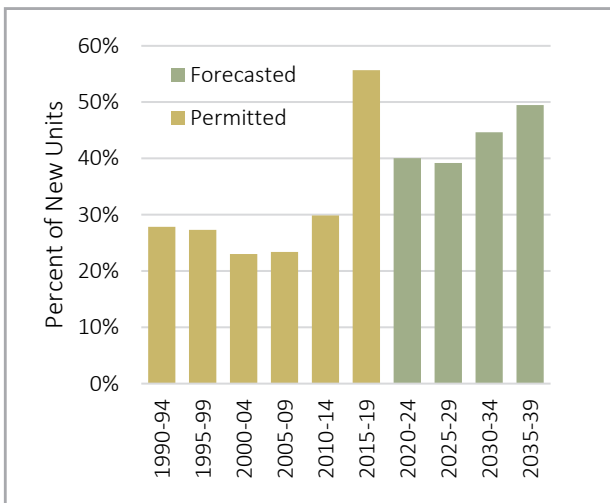
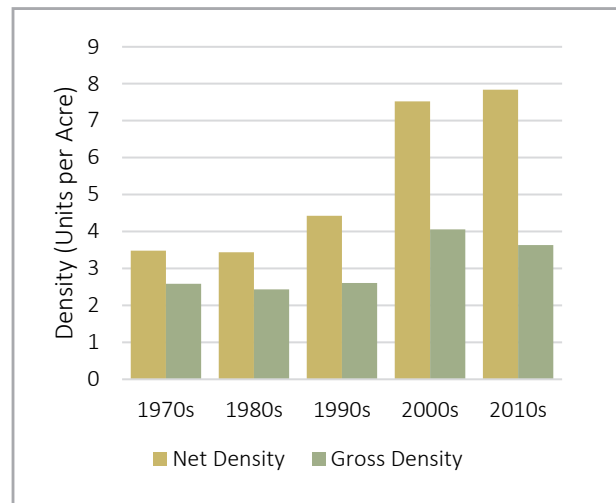


Figure 2-6: Density of Residential Subdivisions, Urban Area



In the single-family housing market, the amount of vacant land in the urban areas with limited environmental and topological constraints is decreasing. This trend is apparent when comparing gross and net density over time (Figure 2-6). Gross density — which includes the area of rights-of-way, common areas, and critical areas — is markedly lower than net density in the past two decades. This indicates that recent subdivisions contain more critical areas than in the past. Development on parcels with environmental constraints is more costly and, while a tightening housing market has made it economically feasible to develop on these parcels, it also increases the cost of construction.

Table 2-4: Density of Residential Subdivisions

Urban Growth Area		1970s	1980s	1990s	2000s	2010s
Bucoda	Net	—	—	1.2	—	—
	Gross	—	—	1.2	—	—
Lacey & UGA	Net	4.1	3.6	5.1	7.9	8.1
	Gross	2.9	2.6	3.1	4.3	3.6
Olympia & UGA	Net	3.8	4.0	5.0	8.3	8.5
	Gross	2.5	2.7	2.4	3.6	4.6
Rainier & UGA	Net	3.5	2.9	1.8	2.5	2.7
	Gross	2.3	2.1	1.5	1.9	2.0
Tenino & UGA	Net	5.0	—	4.6	—	5.4
	Gross	3.7	—	3.2	—	4.2
Tumwater & UGA	Net	2.1	2.9	3.0	7.8	8.3
	Gross	1.6	1.9	1.9	4.0	3.2
Yelm & UGA	Net	3.3	1.8	5.5	7.5	8.2
	Gross	2.7	1.7	3.8	4.4	4.2
Grand Mound UGA	Net	—	—	—	5.9	2.6
	Gross	—	—	—	4.1	1.5
Urban Areas	Net	3.7	3.5	4.5	7.6	8.0
	Gross	2.6	2.4	2.7	4.1	3.6

Urban Density and Sewers

For health reasons, new septic systems are not allowed on parcels smaller than 12,500 square feet, or about 0.3 acres (WAC 246-272A-0320). Even larger lot sizes may be required depending on soils and other conditions. Therefore, the high-density development required in urban areas under GMA requires the extension of sewer to new development.

Housing Forecast

TRPC's housing forecast assumes that infrastructure — including sewer, water, and roads — will be extended to new development as it is built. This is consistent with most large new subdivisions built in the urban areas over the past 30 years.

Of Thurston County's cities and towns, Bucoda and Rainier are the only two without sewer service. TRPC's forecast assumes that systems will be built there in 2040 and 2035, respectively. Development is expected to continue at low densities until sewer service is available.

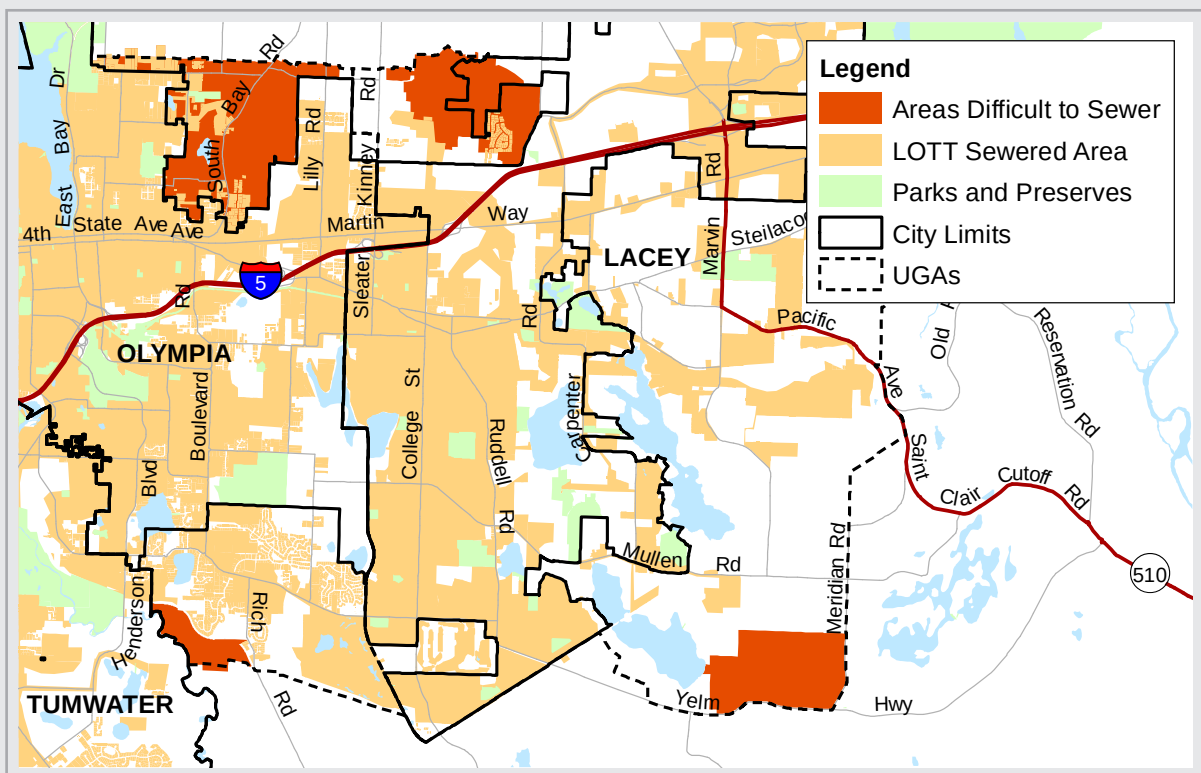
Difficult to Sewer Areas

Jurisdiction staff identified four areas where it will be difficult to extend sewer service due to the areas' topologies or because the area is separated from existing service areas by neighborhoods built out on septic service (Figure 2-7). In the housing forecast, these are the last areas where growth is allocated. An additional area – Tumwater UGA along Black Lake – is also often recognized although it did not receive special consideration in the land capacity model.

In most instances, the cities have recognized that sewer is a barrier in these areas and zoned them for densities appropriate for septic. As a result, these areas account for only about four percent of future urban-area housing capacity (seven percent including the Black Lake area).

Many of these areas contain farmland or land suitable for farming. Their importance for a local food systems should be considered when evaluating policy options, such as downzoning or removal from the urban areas.

Figure 2-7: Difficult to Sewer Areas



3. RESIDENTIAL LAND SUPPLY

Is Thurston County's urban residential land supply sufficient to accommodate projected housing and population growth to the year 2040?

Description

Residential land supply is the amount of vacant, partially used, and redevelopable (underutilized) land that — under current land use rules and regulations — can be developed for homes, apartments, condominiums, and other types of living arrangements including dormitories and senior living facilities.

Why is this Important?

Counties planning under the Growth Management Act (GMA) are required to designate urban growth areas “within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.” Urban growth areas must “include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period” (RCW 36.70A.110).

An evaluation of residential capacity as part of the Buildable Lands Report will show if the size and zoning of the urban areas is sufficient for 20 years of housing growth, and if that growth is consistent with city and county comprehensive plans.

How is it Measured?

Residential capacity — or the number of homes that could be built in the urban areas — is compared to the amount of housing forecasted for urban areas over the next 20 years. Capacity for new homes should exceed demand by about 10 to 25 percent for a healthy housing market.

TRPC used models to estimate both residential capacity and housing forecasts. A technical advisory committee comprised of jurisdiction staff, representatives from the development and real estate communities, Thurston County citizens, and other representatives reviewed the forecast and land supply assumptions. The advisory committee provides feedback on whether the model assumptions are valid and the results consistent with their experience.

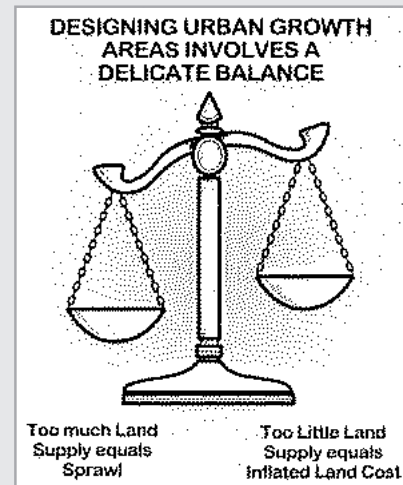
Potential Candidates for Redevelopment



Urban Growth Area Sizing

The Urban Growth Area size is a balance: too large a boundary encourages urban sprawl while too little supply leads to inflated land costs.

Thurston County's first urban growth boundary agreement was established in 1983 for the north county areas and revised in 1988. In the early 1990s, growth boundaries were established countywide. Since that time the urban growth boundaries have been adjusted slightly. Overall, the area designated for urban growth has been reduced by over 1,000 acres, or around 1.7 percent in the last 20 years. The most significant reductions were in Tenino and the Salmon Creek part of Tumwater, both in the 2000s.



Even with the reduction in land area, the urban growth areas established over 30 years ago are still large enough to accommodate 20 more years of growth. This indicates they were too large when originally established. This occurred for several reasons:

- Residential densities have increased over time, meaning land has been used more efficiently than originally anticipated (see Chapter 2: Achieved Residential Densities).
- A patchwork of urban and vacant land existed outside the city limits at the time. For the areas with urban land use patterns to be annexed, the UGA boundaries were drawn around them, capturing significant vacant land in the process.

There was a lack of clarity on what an appropriate-sized UGA boundary should be at the time.

Urban Growth Area Review

GMA requires counties to review the urban growth areas every eight years as part of the periodic comprehensive plan updates (RCW 36.70A.130).

Counties are directed to review the growth area to ensure there is not only adequate land supply to accommodate projected growth (the Buildable Lands Program) but must also ensure that the land supply does not exceed the area necessary to accommodate projected growth. The data developed as part of the Buildable Lands program assists with this review.

The urban growth area review is also an opportunity to review the suitability of the urban areas for development. The review may find that some areas within the Urban Growth Boundary are less suitable for high density development, for example, due to environmental constraints. On the other hand, some areas outside of the Urban Growth Boundary may be more suitable for urban development, perhaps due to their proximity to existing urban services.

Residential Capacity

Land supply is calculated as part of Thurston Regional Planning Council's Population and Employment Forecast Update¹. Residential land supply was measured by first taking an inventory of all the land, buildings, and other types of uses on the ground in 2017. This creates an inventory categorizing parcels into these categories:

- Water Bodies
- Parks, Preserves, & Open Space
- Natural Resources (Public and Private)
- Roads, Railroads, & Rights of Way
- Government/Institutional
- Utilities
- Residential
- Commercial/Industrial
- Mixed Use
- Undeveloped Land

Next, TRPC applied a series of assumptions to the residential, commercial, industrial, mixed-use, and undeveloped land to determine how and if the land can be developed in the future. These assumptions range from things like how many homes per acre can be placed on a piece of land, when a piece of land can be considered fully developed or partially-used, how much of the land is likely to be developed for commercial or industrial uses, and how much to take out of the land supply for environmentally sensitive areas. These assumptions are based on the policies and regulations adopted by local cities and towns and Thurston County.

Environmentally sensitive areas and their associated buffers are removed from the available land supply.

Parks, schools, and churches are often located in residential areas. An assumption is made on how much land will be needed for these uses. Residential capacity is reduced by five percent in urban areas and one percent in rural areas to account for future parks, schools, or other nonresidential uses in residential zones.

Estimates of potential residential development capacity are used for general planning purposes only based on regional data sets. Actual development capacity at a site-specific level is determined through the regulatory process at local jurisdictions.

¹Methodology is available in *Population and Employment Land Supply Assumptions* (<https://www.trpc.org/236>).

Calibration

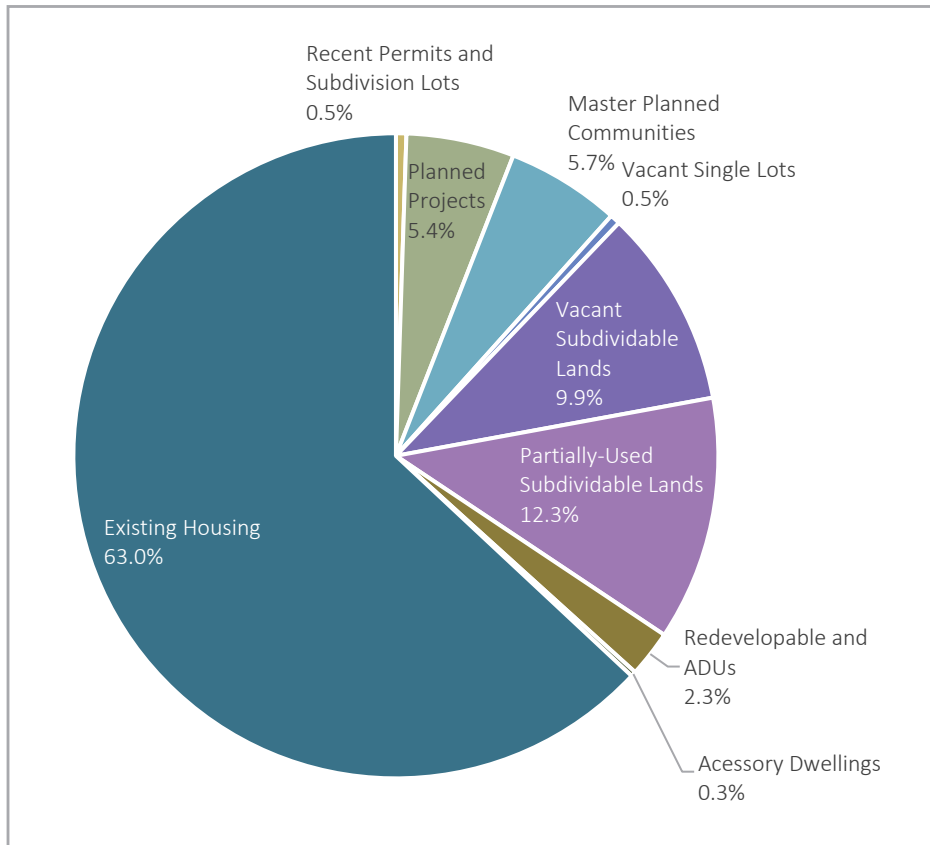
The land supply model is calibrated to a database of planned projects (over 130 projects representing almost 6,000 residential units). The model is calibrated by jurisdiction and zoning category. The calibration reports are available as part of the Population and Employment Forecast land supply documentation

Types of Capacity

Potential residential development comes in many shapes and forms in Thurston County. Examples are shown on Pages 39. Potential capacity is the number of residential units (single-family homes, apartments, condominiums, duplexes, manufactured homes, etc.) that could potentially be developed on any given piece of land in Thurston County under 2017 land use regulations, after accounting for land set aside for critical areas. It is an estimate under “average” conditions.

There are many pieces of land in Thurston County that are already developed or are not suitable for residential development. These lands are not considered to have potential residential development capacity. In addition, there are some types of residential development capacity that are estimated on an areawide basis based on past trends, such as accessory dwelling units and family member units.

Figure 3-1: Estimates of Capacity for Dwellings by Type, Thurston County Urban Areas



EXAMPLES OF RESIDENTIAL CAPACITY



Recently Permitted

Lots under construction at the time the land use inventory was developed.

A permit for a single-family home was issued on this parcel in May 2017. Construction will begin shortly.



Subdivision Lots

Empty lots in subdivision approved since 1970.

These 19 parcels were platted as part of the Chestnut Village subdivision. Building permits have not been issued but are expected soon.



Planned Projects

Residential development applications submitted to local jurisdictions that are in the process of being reviewed.

An application for a 118-lot subdivision on these two lots called "The Hutch" has been submitted to the City of Yelm for approval. Once approved, the plat will be recorded with the County auditor.



Master Planned Communities

On many of the larger pieces of urban buildable land in Thurston County, cities and developers work together to develop a master plan, to combine opportunities for employment, parks, and housing, and in many cases, schools.

The Mill Pond Subdivision in Olympia is an example of a mixed-use master planned community. Phase 1 has been completed.



Vacant Single Lots

Vacant lots not platted through the subdivision process. Many of these are in the rural county.

The four parcels shown here are not part of a recent plat. They have capacity of one single-family home each. While two adjacent parcels have been developed, they have not.



Redevelopment

When an existing use is removed or renovated to make way for a more intensive use in a commercial or mixed-use zoning district. In general, this occurs where buildings have a low value compared to the land value. The new use does not have to be similar to the original use of the property.

This building in downtown Olympia was redeveloped as a mixed-use building with 19 apartments and multiple businesses.



Family Member Units

A second residence permitted on a lot with an existing home, with the caveat that the second residence must be used by a family member. They are intended to be temporary structures, usually manufactured homes. Family member units are permissible in rural Thurston County.

This family member unit in rural Thurston County was permitted in 2016.



Vacant Subdividable Land

Vacant land has no commercial, industrial, or residential structures on it at the present time but has capacity of multiple single-family homes or a multifamily structure.

This vacant lot has capacity for an estimated 65 units. It could be developed as single-family homes, multifamily units, or a combination of both.



Accessory Dwellings

A small second residence permitted on a lot with an existing home. It may or may not be attached to the primary residence.

This accessory dwelling in Lacey was added in 2014. It is attached to the primary dwelling.



Partially-used Subdividable Land

Land has an existing structure. Under current zoning it could potentially be subdivided to support multiple single-family homes or support multifamily development. The existing structure may either be preserved or demolished.

This 2-acre lot has an existing home. Under current zoning it could accommodate additional units.

Market Factor

At the parcel level, a percent of the residential capacity is reserved to account for the amount of land not expected to be available for development over the 20-year planning period. The percent reserved, commonly referred to as the “market factor,” takes into account that not all property owners are interested in selling or developing their property over the next 20 years.

E2SSB 5254 introduced new considerations around market factors, including allowing their use in evaluating capacity in the urban areas.

As part of the Population and Employment Forecast update, Thurston Regional Planning Council conducted a survey of owners of developable land in the urban areas to gauge their interest in developing their property to validate market factor assumptions². The survey found that 33 percent of owners were “unlikely” or “very unlikely” to develop their property over the next 20 years but that willingness varied by type of property. Owners reported being less interested in developing properties with an existing home, and more interested in developing properties that could be subdivided. Results were used to develop parcel-level market factor assumptions used in the land supply model (Table 3-1).

Uncertainty was a major theme in survey responses. Many respondents indicated they may not be alive in 20 years and did not know their children’s plans for the property after it was inherited.

Table 3-1: Market Factors Applied to Land Capacity Model

Capacity Type	Market Factor	
	Partially Developed	Vacant
One Unit	40%	20%
Short Plat	30%	15%
Long Plat	20%	10%
Mixed Use	10%	10%

²Survey methodology and results are available in *Buildable Lands Property Owner Survey* (<https://www.trpc.org/236>).

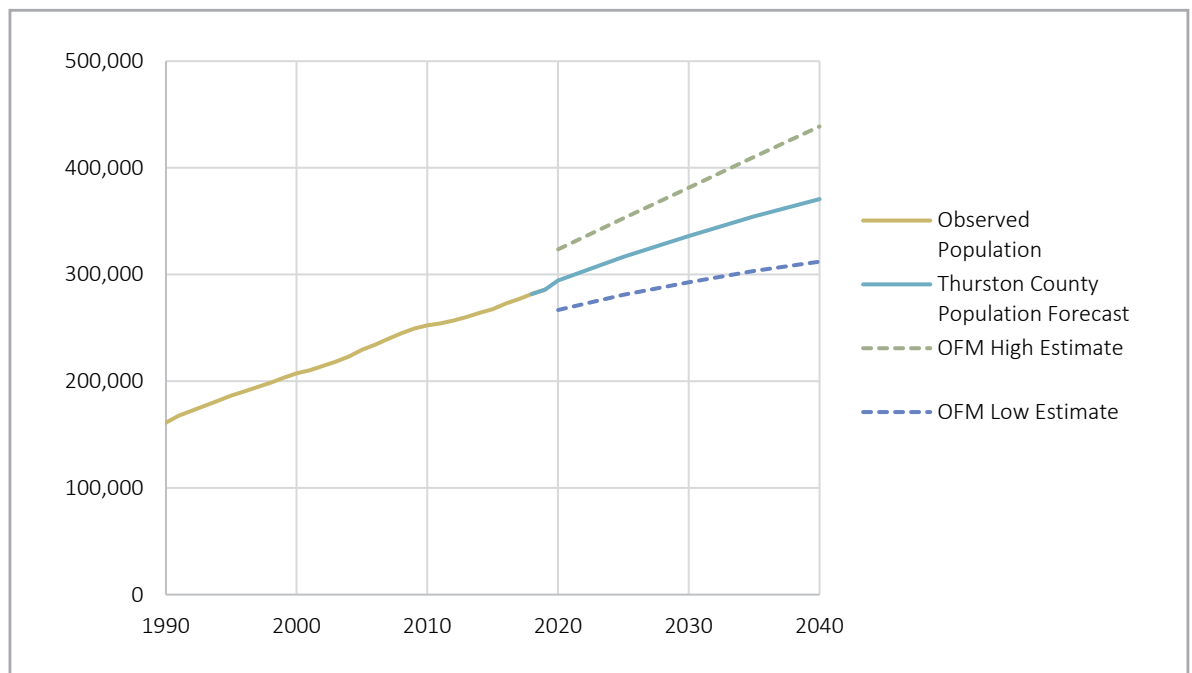
Housing Forecast

Land supply is compared to the projected 20-year need for housing. The projection is based on countywide population forecasts from the Office of Financial Management (OFM) and urban areas forecast by TRPC.

OFM develops population projections for Washington, issuing a low, medium (“most likely”), and high projection for each county. Figure 3-2 shows the projections for Thurston County. RCW 36.70A.110 and 36.70A.115 require that city and county comprehensive plans be consistent with population projections developed by OFM.

TRPC’s housing projection for 2040 is based on OFM’s medium projection for Thurston County. Using OFM’s population projection and TRPC’s land capacity analysis, TRPC develops a projection of how much housing growth is expected for each urban growth area within Thurston County (Table 3-2). Documentation for TRPC’s urban-area housing projections are available in *Population Forecast Allocations*.³

Figure 3-2: Thurston County Population Forecast Compared to Office of Financial Management’s Low-to-High Range



³Documentation available in *Population Forecast Allocations* (<https://www.trpc.org/236>).

Table 3-2: Total Dwelling Unit Forecast
by Jurisdiction

Jurisdiction		2020	2025	2030	2035	2040	2045
Bucoda	Total	250	280	310	330	360	380
Lacey	City	22,200	23,660	24,470	25,190	25,800	26,340
	UGA	14,630	18,760	20,490	21,760	23,070	24,390
	Total	36,820	42,420	44,960	46,950	48,870	50,730
Olympia	City	25,550	29,210	32,120	34,630	36,580	38,280
	UGA	4,970	5,510	5,690	5,890	6,290	6,740
	Total	30,520	34,720	37,810	40,520	42,870	45,020
Rainier	City	860	1,010	1,130	1,210	1,380	1,420
	UGA	50	50	60	60	60	80
	Total	910	1,060	1,190	1,270	1,440	1,500
Tenino	City	780	920	1,060	1,180	1,270	1,300
	UGA	10	10	10	10	10	10
	Total	780	930	1,070	1,190	1,280	1,310
Tumwater	City	10,760	13,200	14,620	15,870	16,820	17,390
	UGA	1,390	2,360	3,110	3,650	4,000	4,070
	Total	12,150	15,560	17,730	19,520	20,820	21,460
Yelm	City	3,290	5,300	7,090	8,690	10,070	10,950
	UGA	530	550	560	570	570	670
	Total	3,820	5,850	7,650	9,260	10,640	11,620
Grand Mound UGA		430	510	600	670	720	730
Chehalis Reservation		20	20	20	20	20	20
Nisqually Reservation		260	310	320	320	330	330
Total Cities		63,670	73,580	80,800	87,100	92,280	96,060
Total UGAs (1)		22,010	27,750	30,520	32,610	34,720	36,690
Total Reservations (2)		280	330	340	340	350	350
Rural Unincorporated (3)		35,320	37,360	39,050	40,480	41,710	42,680
Thurston County Total		121,300	139,000	150,700	160,500	169,000	175,800

Notes:

1. Urban Growth Area (UGA): Unincorporated area designated to be annexed into city limits over 20 years' time to accommodate urban growth.
2. Tribal Reservations: Estimate is for Thurston County portion of reservation only.
3. Rural Unincorporated County is the portion of the unincorporated county that lies outside UGA and Reservation boundaries

Findings

The urban areas contain sufficient land to accommodate the projected population growth. Based on adopted policies in Thurston County as of 2017, the evaluation shows that:

- There is sufficient land supply to accommodate projected population growth to the year 2040 in Thurston County’s urban areas (cities plus the unincorporated Urban Growth Areas), and
- Each urban area in Thurston County has designated sufficient land supply to accommodate its projected population growth to the year 2040.

Questions remain as to how much of the residential land supply will be available for development due to federal endangered species listings (Page 45), the availability of water (Page 61), and the difficulty of extending sewer service to some parts of the Urban Growth Areas (Page 34).

Table 3-3: Residential Supply Versus Demand

Urban Growth Area	2020 Dwelling Units	2040 Dwelling Units	Future Demand 2020-2040	Future Supply ¹ 2020-Plus	Excess Capacity ²	Percent Excess Capacity ³
Bucoda	250	360	110	210	100	48%
Lacey	36,820	48,870	12,050	14,250	2,200	15%
Olympia	30,520	42,870	12,350	14,480	2,130	15%
Rainier	910	1,440	530	920	390	42%
Tenino	780	1,280	500	580	80	14%
Tumwater	12,150	20,820	8,670	10,800	2,130	20%
Yelm	3,820	10,640	6,820	8,630	1,810	21%
Grand Mound UGA	430	720	290	370	80	22%
Total Urban Areas	85,680	127,000	41,320	50,240	8,920	18%

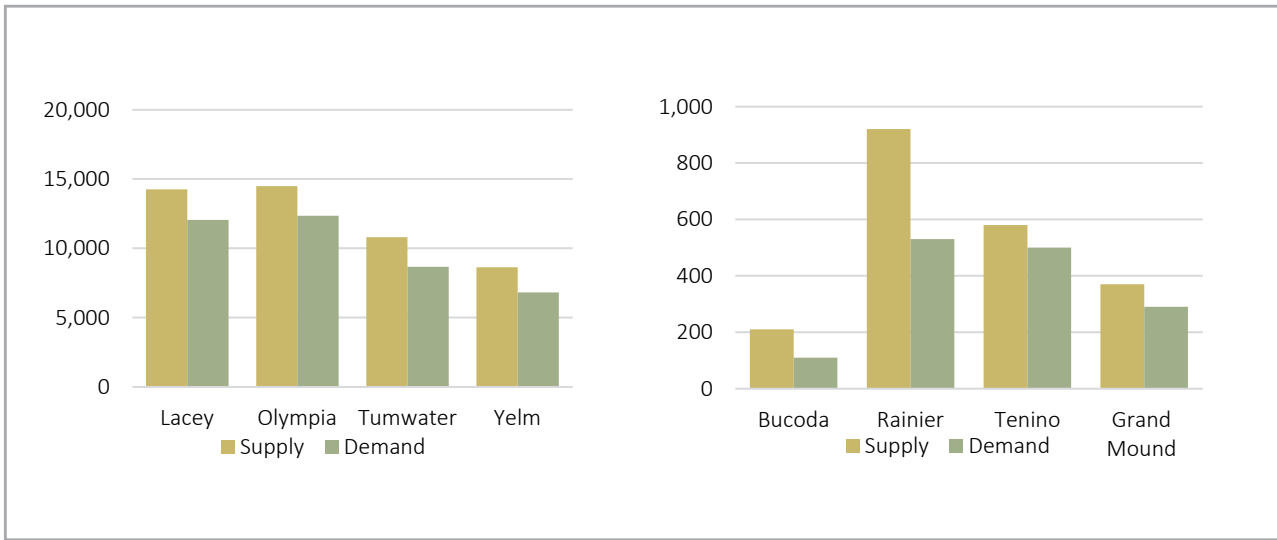
Note:

1. “Future Supply” includes capacity reserved for the market factor plus any additional unused capacity.

2. “Excess Capacity” is the difference between future demand and future supply. It includes capacity not available due to market conditions.

3. “Percent Excess Capacity” is excess capacity as a percent of future supply. A value between 10 and 25 percent across the urban areas is considered reasonable for a healthy housing market.

Figure 3-3: Supply vs. Demand for Dwelling Units in Thurston County Urban Areas



Endangered Species

Thurston County is home to four species recently listed under the Endangered Species Act whose habitat overlaps substantially with developable land:

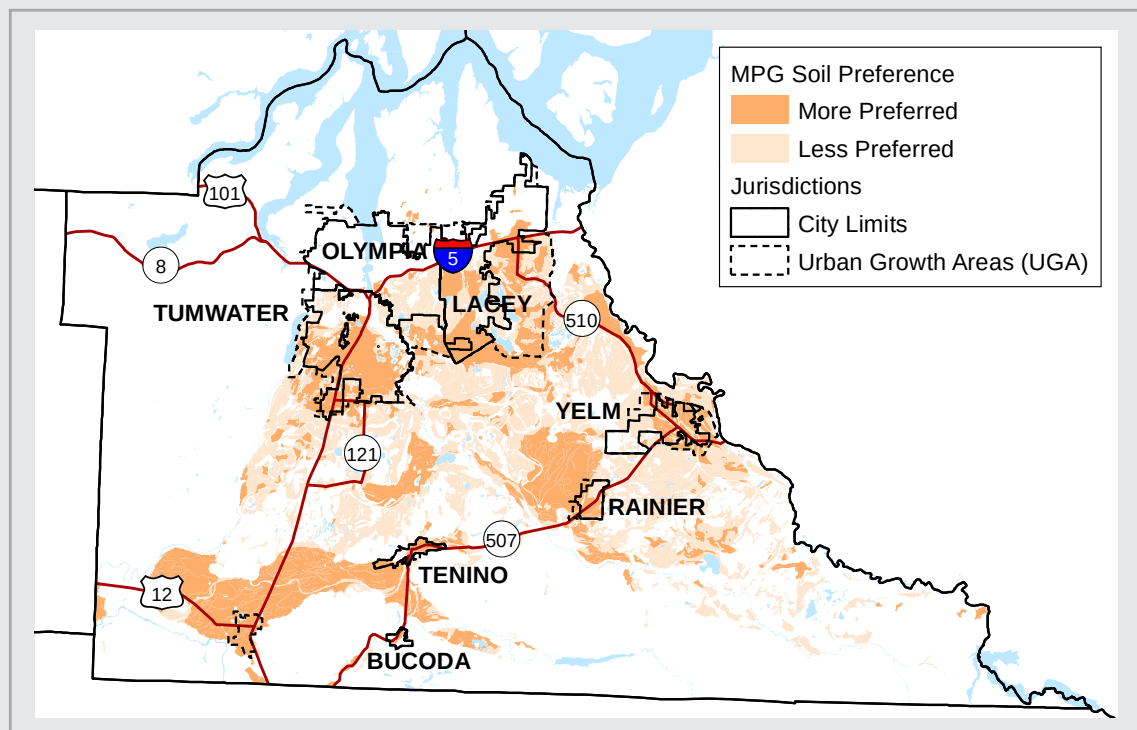
- Mazama pocket gopher, Threatened (2014)
- Oregon spotted frog, Threatened (2014)
- Taylor's checkerspot butterfly, Endangered (2013)
- Streaked horned lark, Endangered (2013)

Several jurisdictions — including Thurston County, Tumwater (in partnership with the Port of Olympia), Yelm, and Joint Base Lewis-McChord — are developing Habitat Conservation Plans that will provide property owners affected by the listings with options for mitigating the impacts of future development. One of these options is anticipated to be a program where a property owner would pay into a fund that would be used to purchase habitat for conservation. The conserved land would offset impacts of development by affected property owners.

Three of the listed species — the Mazama pocket gopher, Taylor's checkerspot butterfly, and Streaked horned lark — are primarily found in prairie habitats. Thurston County, in conjunction with U.S. Fish and Wildlife, identified groups of soils preferred by pocket gophers, the species with the most extensive range (Figure 3-4).

To estimate the effects of mitigation on capacity in the unincorporated County, TRPC added ten percent of the “more preferred” soil area to each parcel's critical area acreage. Only the “more preferred” soils were included, as these are the properties most likely to be preserved as mitigation sites and remain undeveloped.

Figure 3-4: Mazama Pocket Gopher Soil Preferences



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4. COMMERCIAL & INDUSTRIAL LAND SUPPLY

Is Thurston County's urban commercial and industrial land supply sufficient to accommodate projected job growth to the year 2040?

Description

TRPC projects that around 35,800 net new jobs will be created in Thurston County between 2020 and 2040. This means that almost 20 percent of the jobs in 2040 will be created between now and then. Where these jobs locate, the sorts of building they are in, and the surrounding infrastructure that is built to support them will help shape our future community.

Why is this Important?

This analysis takes a broad look at the inventory of commercial and industrial land to support employment. Adequate land supply is necessary for commercial and industrial economic development. The Thurston County Economic Alliance identified “Develop, update and market inventories of available industrial and commercial land and sites in all Thurston communities” as one of their strategic initiatives⁴.

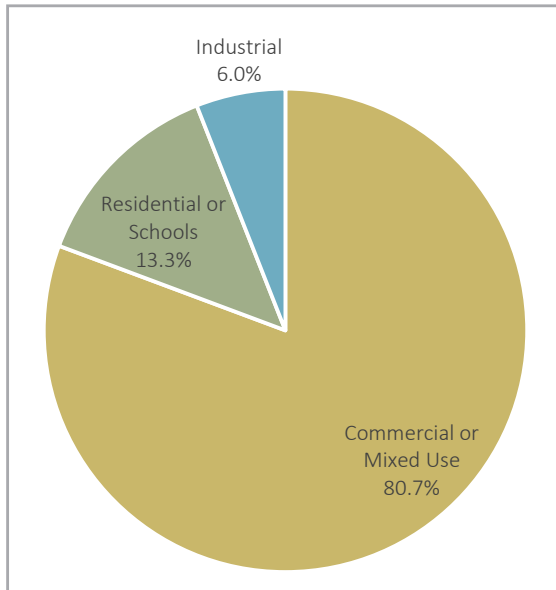
Where Will New Jobs Locate?

New jobs will locate in all parts of the county, but around 95 percent will locate in the urban areas. Rural jobs tend to be home-based — such as teleworkers, home health care workers, or residential construction contractors — or natural resource-based, such as forestry and agriculture.

Within the urban areas, 80 percent of new jobs are expected to locate in areas zoned for commercial uses, including mixed-use zoning districts. These include jobs in shopping areas, doctor and dentist offices, other professional offices, and other types of services. Most state and local government employment is also in commercial and mixed-use zones. Some light-industrial types of jobs locate in these areas, including mini-storage facilities.

⁴Thurston County Economic Development Strategic Plan (2017). Available at <https://thurstonedc.com/tea>.

Figure 4-1: 2020-2040 Employment Growth by Type of Zone, Thurston County Urban Areas



Five percent of new jobs are expected in areas zoned predominately for industrial uses. The majority of these jobs are in manufacturing and warehousing but also include compatible businesses such as recreation (batting cages, dance, and gymnastics studios) that utilize warehouse-style buildings.

The remaining 14 percent will locate in areas zoned for residential uses where many of these jobs are for self-employed people and those working in home-based businesses. Other employment sites near residential neighborhoods include schools, churches, nursing homes, and apartment complex managers.

Table 4-1: 2020-2040 Employment Growth by Type of Zone, Thurston County Urban Areas

Urban Area	Type of Zone			Total
	Commercial or Mixed Use	Industrial	Residential & Schools	
Bucoda	10	0	40	50
Grand Mound UGA	190	90	30	310
Lacey	8,870	970	1,610	11,450
Olympia	10,150	110	1,150	11,410
Rainier	70	0	80	160
Tenino	240	20	150	410
Tumwater	4,090	760	1,060	5,900
Yelm	3,740	70	400	4,210
Total	27,350	2,030	4,520	33,900

Source: TRPC Employment Forecast

How Much Land is Needed?

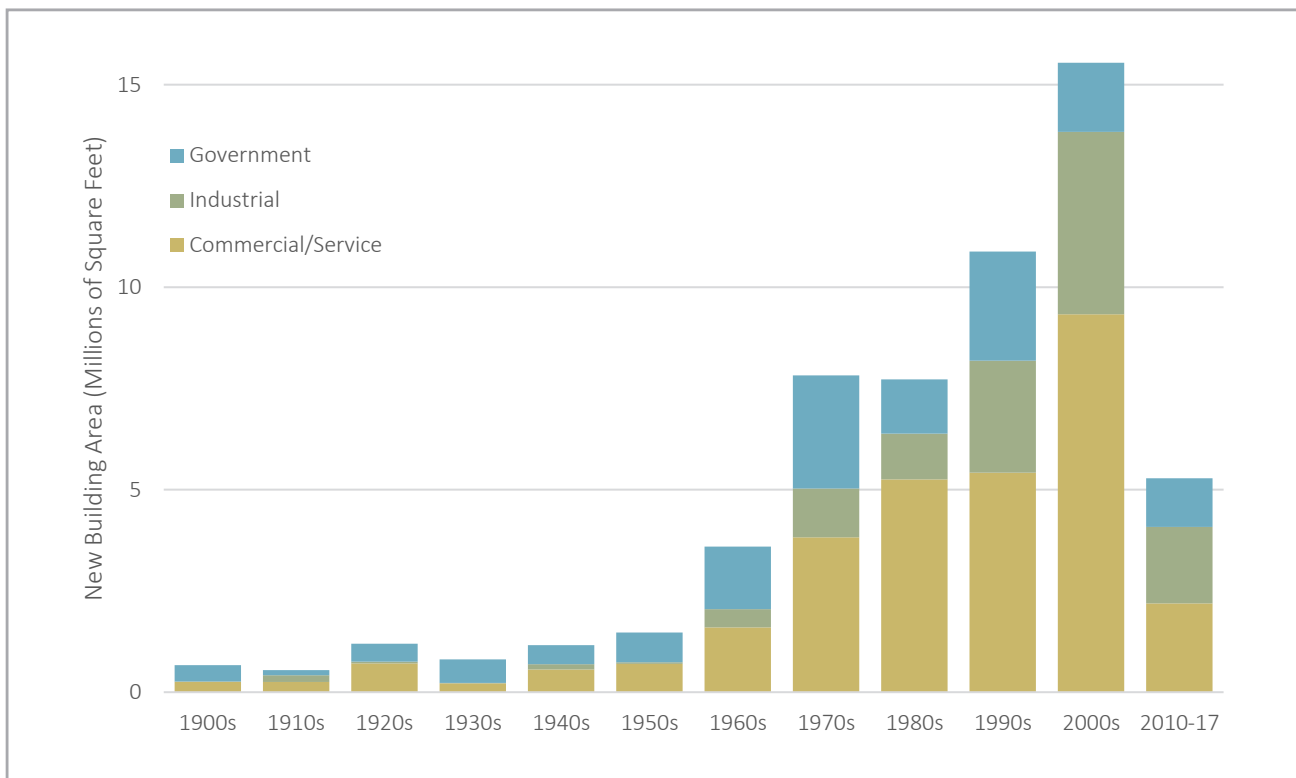
Since 1990, over 30 million square feet of commercial, industrial, and public-sector building space have been built in Thurston County's urban areas (Figure 4-2). Countywide employment grew by about 70,000 jobs over the same time period.

Accommodating the 30,000 new commercial and industrial jobs alone forecasted for 2020 to 2040 will require an estimated 15 million square feet of building area. Each business has unique building space needs dependent on the industry, location, and number of employees. Two factors are helpful to project the amount of land needed for this growth in employment and building space: the floor-to-area ratio and the building area per employee. These two factors inform how much building space is needed per employee, and the density of building development on the parcel.

COVID-19 AND COMMERCIAL SPACE

The ongoing COVID-19 pandemic has dramatically changed where people work, how they shop, and the businesses they patronize. TRPC's projections were developed before the pandemic, so its long-term effects on the need for commercial and industrial building space will need to be monitored.

Figure 4-2: Commercial, Industrial, and Government Building Area Construction By Decade, Thurston County Urban Area



Floor-to-Area Ratio

The floor-to-area ratio is a measure of a building's total square feet to parcel area. This factor looks at how much total land area commercial and industrial buildings require. In addition to the building footprint, space is needed for parking, stormwater ponds, and landscaping. Commercial buildings tend to have a higher floor-to-area ratio, often more than double that of industrial buildings. Typical ratios in Thurston County range from 3,500 to 14,000 square feet per acre but vary widely by industry (Figure 4-3).

Floor-to-area ratios also vary significantly by location. Where land prices are higher and vacant land is harder to find, land is generally developed more intensively so the investment will pencil out. For this reason, downtown business districts tend to have higher ratios — observed by more multistory buildings and structured parking — compared to suburban and auto-oriented commercial areas.

Lacey Woodland Square

48,000 square feet per acre



Downtown Tenino

33,000 square feet per acre



Tumwater Airport Industrial

2,000 square feet per acre



Photo Credits: Google Maps

Building Area per Employee

Thurston County's urban areas contain an average of 570 square feet of building area for every employee. Space requirements are higher for industrial buildings: 1,470 square feet per employee compared to 430 for commercial building space. These figures do not include schools, churches, and other buildings used for community gathering spaces. Figure 4-4 shows the range of values found today for different building types. The high variability in space requirements makes it challenging to project future building space requirements.

Infrastructure

The analysis assumes that infrastructure — such as roads and utilities — will be built or extended as necessary as land is developed.

Figure 4-3: Floor-to-Area Ratio of Buildings for Select Industries

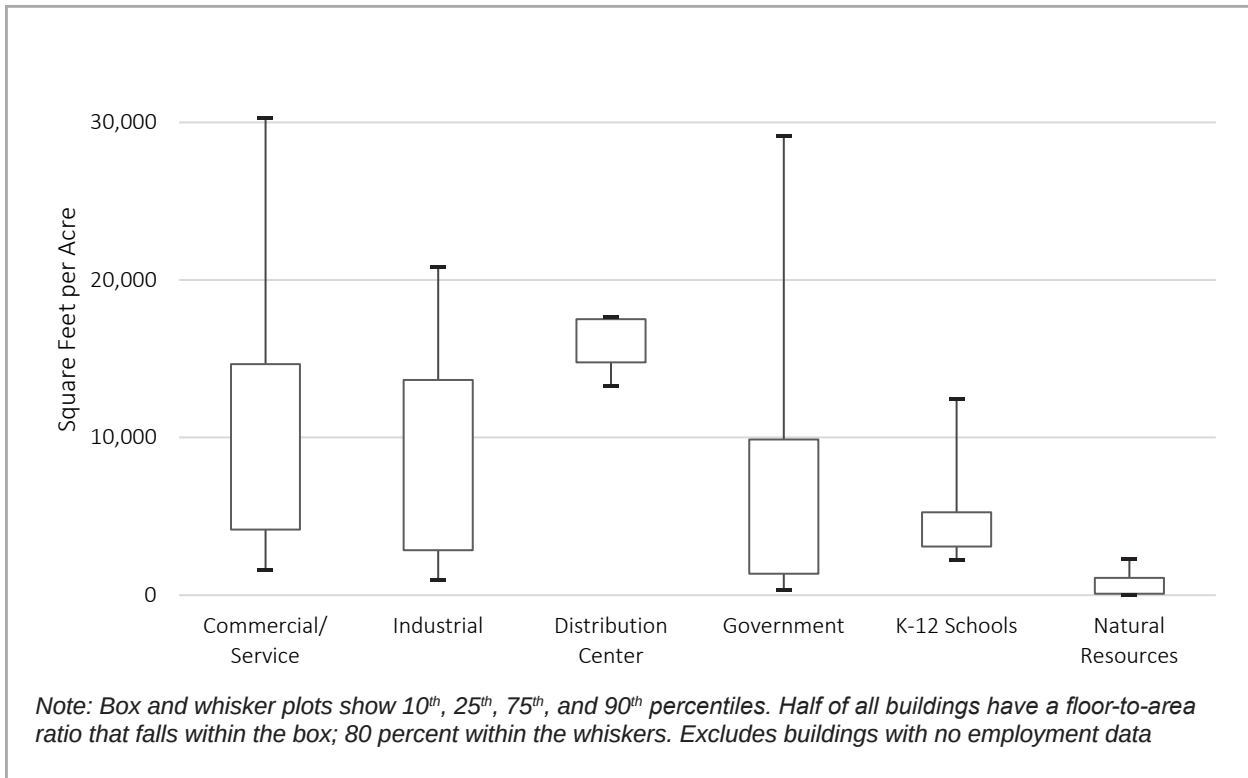


Figure 4-4: Building Floor Area (Square Feet) per Employee for Select Industries

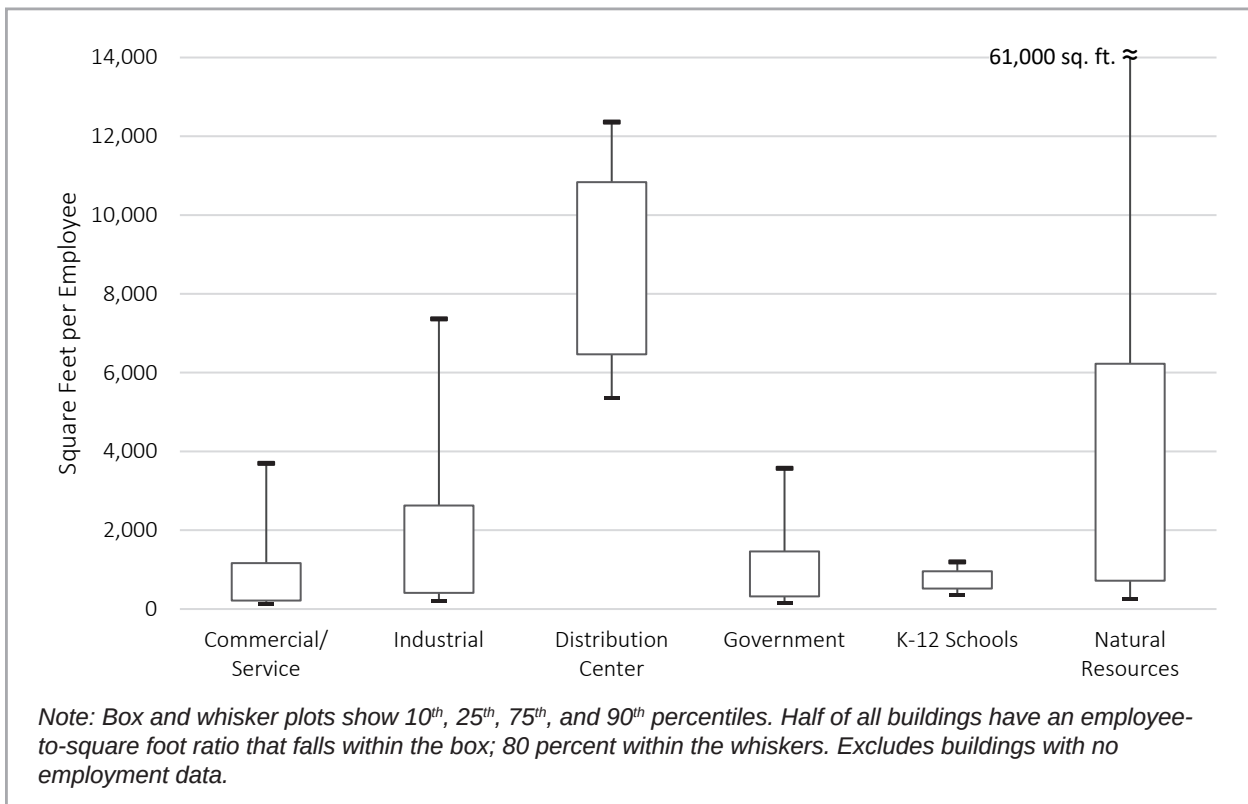


Table 4-2: Building and Employment Density, TRPC Commercial/Industrial Building Inventory Buildings Constructed Through 2017

Jurisdiction		Total Building Floor Area	Developed Area	Floor Area / Dev. Area	Floor Area / Employee	Employee / Dev. Area
	Urban Corridor	(square feet)	(acres)	(sq. ft / acre)	(sq. ft. / job)	(jobs / acre)
Commercial Buildings						
Bucoda & UGA	No	19,600	1	23,000	720	31.9
Grand Mound UGA	No	713,300	80	8,900	750	11.9
Lacey & UGA	Yes	3,179,900	281	11,300	440	25.6
	No	4,626,400	524	8,800	530	16.5
Olympia & UGA	Yes	5,827,900	290	20,100	320	62.2
	No	6,215,500	565	11,000	460	24.1
Rainier & UGA	No	76,000	21	3,600	700	5.1
Tenino & UGA	No	184,400	14	12,900	480	27.0
Tumwater & UGA	Yes	1,285,700	60	21,400	270	78.6
	No	3,421,800	407	8,400	550	15.3
Yelm & UGA	No	1,307,100	157	8,300	530	15.7
Urban Corridor		10,293,500	631	16,300	340	47.5
North Urban, remainder		14,263,700	1,495	9,500	500	19.0
South Urban		2,300,300	274	8,400	580	14.4
Total/Average		26,857,600	2,400	11,200	430	26.0
Industrial Buildings						
Bucoda & UGA	No	1,200	0	3,000	740	4.0
Grand Mound UGA	No	153,800	26	5,900	1,250	4.7
Lacey & UGA	No	7,561,800	580	13,000	630	15.9
Olympia & UGA	No	1,132,000	73	15,500	760	31.9
Rainier & UGA	No	8,000	3	3,000	550	5.5
Tenino & UGA	No	37,900	6	6,800	640	10.7
Tumwater & UGA	No	4,634,500	345	13,400	13,910	11.5
Yelm & UGA	No	238,100	40	6,000	1,930	3.1
Urban Corridor		0	0	-	-	-
North Urban, remainder		13,328,300	998	13,400	1,480	9.0
South Urban		439,100	74	5,900	1,400	4.3
Total/Average		13,767,333	1,072	12,800	1,470	8.7

Note: Inventory of buildings permitted up to the end of 2019. Excludes schools, churches, colleges, jails, libraries, the airport, hospitals, city halls, Port of Olympia property, golf courses, recreation parcels, horse arenas, reservoirs, and tanks. Does include the Capitol Campus.

Findings

The evaluation shows that there is enough vacant, partially developed, and redevelopable land to support the employment growth forecast to the year 2040 for urban areas in Thurston County.

The supply varies by jurisdiction. Each jurisdiction has a vision — articulated in their comprehensive plans — for how they plan to grow. Olympia, for instance, contains very little vacant industrial land compared to Tumwater and Lacey. Taking the three cities together, there is ample space for attracting manufacturing or warehousing jobs. While all three cities have sufficient space for jobs in the commercial sector, redevelopment is likely to occur more often in Olympia as there is less vacant land. Reuse of empty buildings and redevelopment of underutilized parcels is considered in the land supply analysis, especially in the core urban areas and along major transit corridors where redevelopment is more likely to occur.

Yelm has seen steady job growth over the last few decades and has designated adequate land supply to accommodate future growth.

Rainier's long-range plans include annexing parts of their unincorporated growth area and rezoning it to commercial or industrial uses.

Questions remain as to how much of the commercial and industrial land supply will be available for development due to federal endangered species listings, especially in west Tenino and Port of Olympia property in Tumwater (See Page 45).

Forecasting future need for industrial and commercial land is much more complex than residential forecasts. A robust land supply requires a full range of options for potential businesses — from unimproved land, to land with infrastructure already available, to existing and vacant buildings.

Figure 4-5: Commercial and Industrial Land Supply Compared to Minimum Land Demand, Thurston County Urban Areas

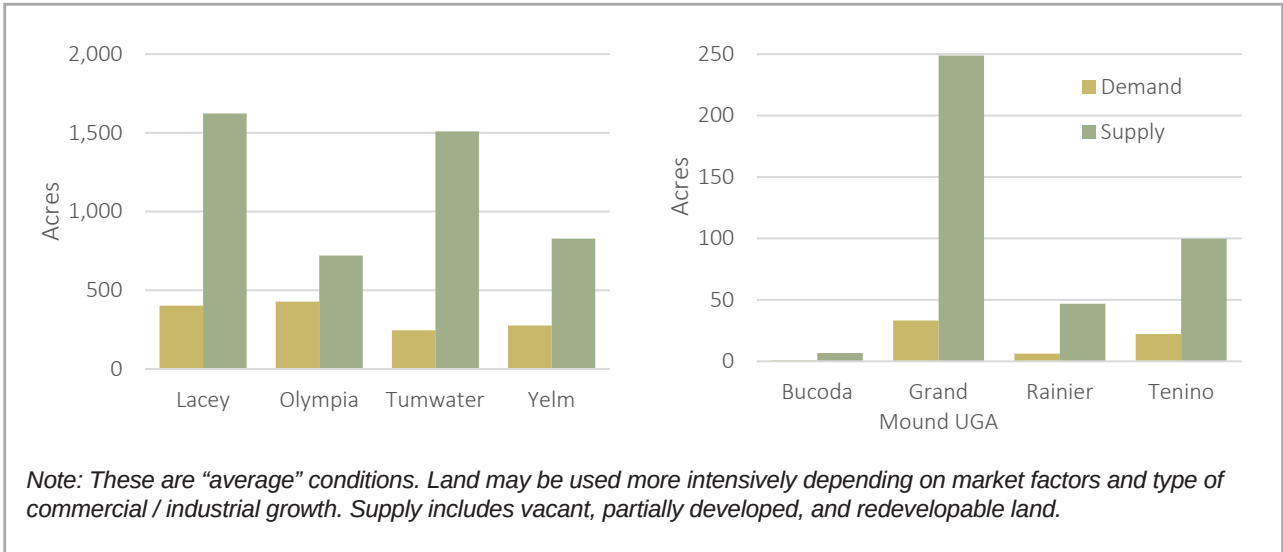


Table 4-3: Estimated Land Needed to Accommodate Employment Growth in Commercial per Mixed Use, and Industrial Zones

Urban Area	Acres to Accommodate Employment Growth		
	Commercial or Mixed Use	Industrial	Total
Bucoda	1	0	1
Grand Mound UGA	13	20	33
Lacey	295	107	402
Olympia	415	12	428
Rainier	5	1	6
Tenino	17	6	22
Tumwater	162	84	246
Yelm	260	16	276
Total	1,168	247	1,415

Note: Acres of land needed is equal to employment growth times the average employees per developed acre in Table 4-2. This is the minimum need for available commercial/industrial land supply to accommodate future growth and does not take into account the need for special uses that may arise such as a new airport or major distribution center.

Table 4-4: Acres of Land Available in Commercial, Mixed Use, and Industrial Zones

Urban Area		Comm. or Mixed-Use Zones	Industrial Zones	Total	Other
Bucoda	Vacant.	6	0	6	
	Redevelopable	1	0	1	
Grand Mound UGA	Vacant	93	122	216	
	Redevelopable	15	18	33	
Lacey	Vacant	799	369	1,168	
	Redevelopable	285	170	455	
Olympia	Vacant	254	102	357	Additional land on Port of Olympia property
	Redevelopable	326	38	363	
Rainier	Vacant	39	1	40	
	Redevelopable	7	0	7	
Tenino	Vacant	84	5	89	Additional land in master planned community
	Redevelopable	9	2	11	
Tumwater	Vacant	297	887	1,184	Additional 1M sq. ft. on Port of Olympia property
	Redevelopable	122	203	325	
Yelm	Vacant	578	169	747	Additional 0.65-1.5M sq. ft. in master planned community
	Redevelopable	73	8	81	
Total	Vacant	2,151	1,656	3,806	
	Redevelopable	837	437	1,275	

Note: "Vacant" includes partially developed parcels with buildable, undeveloped area. Table excludes properties owned by schools, churches, college and universities, and other local government.

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5. RURAL LANDS

What are the development trends in Thurston County's rural lands?

Description

Rural lands are those lands outside of the designated cities, urban growth areas and tribal reservations. Of the 730 square miles that comprise Thurston County, 87 percent are designated as rural lands.

Why is this Important?

Under GMA, counties are required to identify lands not designated for urban development (rural lands) as well as natural resource lands (e.g. long-term agriculture, long-term forestry, and mineral lands). Rural lands must allow for a variety of densities and uses, and counties must plan for development in these areas that is consistent with rural character.

Rural Development Trends

Just over 31 percent of Thurston County's households live in the rural areas. In the last three decades, the percent of new housing units locating in rural areas per year has decreased from a high of 50 percent in 2000 to 14 percent in 2014. Some of the reasons for this decline in the rural proportion of new housing units include:

- Endangered species listings (Page 45) and critical area ordinances have reduced developable land while protecting environmentally sensitive areas.
- Uncertainty around wells and drinking water availability (Page 61).
- Zoning changes after 1990 — such as the Rural Resource Residential 1/5 and Long-Term Agriculture zones — intended to conserve rural resource lands by increasing minimum lot sizes for new parcels.
- Changes in rural cluster zoning ordinances leading to removal of incentives for smaller lots on subdivision that include a resource parcel.
- Growing desirability of urban living, including housing near transit and shops and restaurants

Based on recent trends and changes in demographics that will likely lead to further increase in the percent of people seeking to locate in urban neighborhoods close to jobs and services, TRPC forecasts that 14 percent of future dwelling units will locate in rural areas between 2020 and 2040.

It is important that these trends continue to be monitored as shifts are possible. The current COVID-19 pandemic has shown that shifts can often occur faster than anticipated. It remains to be seen if the sudden rise in teleworking will change where people choose to live over the long term, and if demand shifts from urban to rural areas. Water also has the potential to shift the supply and demand of housing. If water availability becomes a barrier to new development, housing growth will shift to jurisdictions and watersheds with availability. The Buildable Lands Report serves as a baseline from which these potential shifts — and others — can be assessed.

Rural Lot Sizes

In the past ten years, almost 1,800 rural lots were developed. About 40 percent of that development has been on small lots, or lots less than two acres in size. These lots are generally found in areas designated as “Limited Areas of More Intensive Rural Development” (LAMIRDs). LAMIRDs are areas where a pattern of denser development predated adoption of the Growth Management Act in 1990. While larger parcels within these areas can be subdivided into lots of similar size to those around them, new LAMIRDs cannot be created and the boundaries of existing LAMIRDs generally cannot be expanded. Many other small lots in rural Thurston County were subdivided prior to adoption of the Growth Management Act.

About 20 percent of development activity over the past decade has occurred on lots that are around five acres in size.

Figure 5-1: Percent of New Housing Units in Rural Unincorporated County

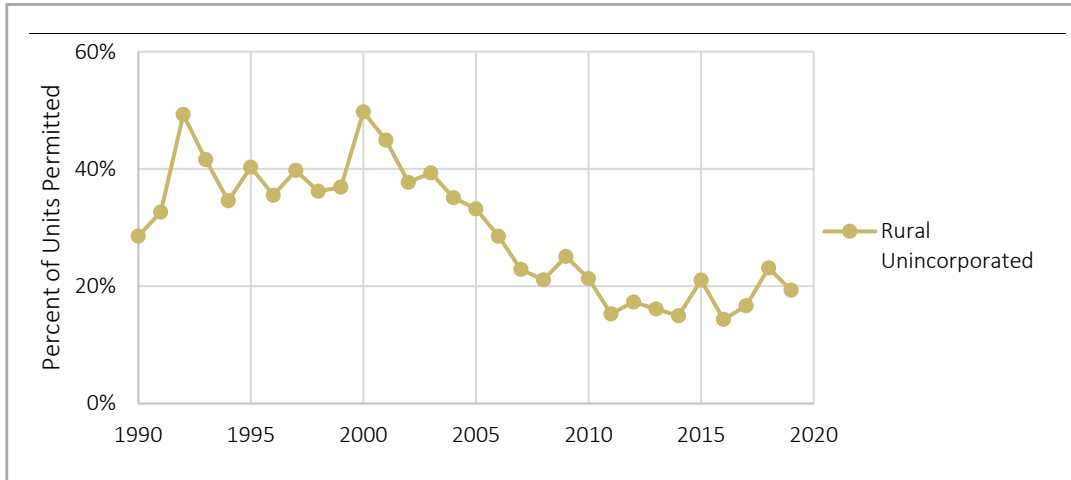
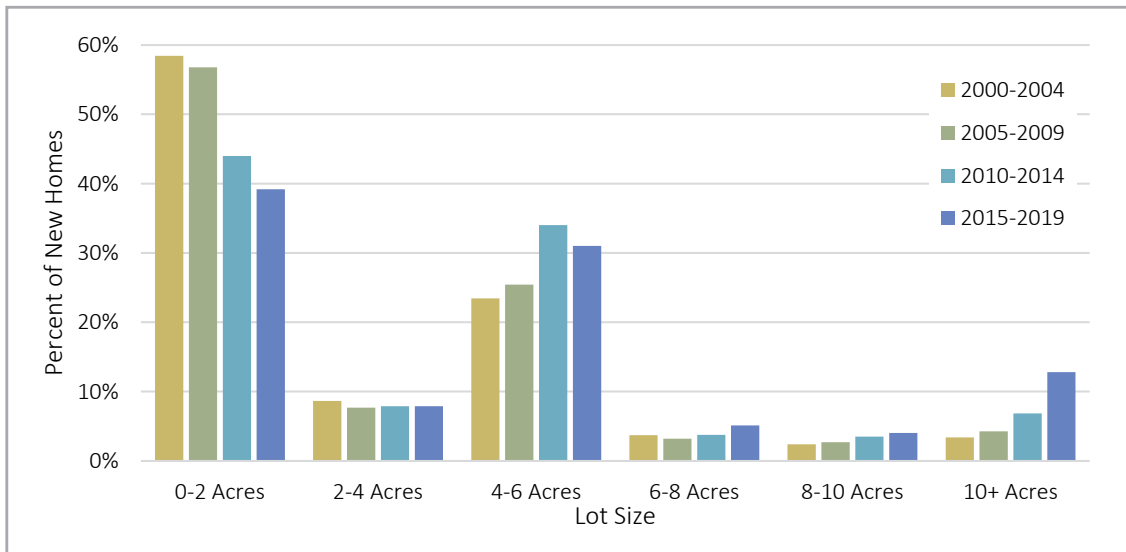


Figure 5-2: Residential Development in Thurston County by Average Lot Size, 2000-2019



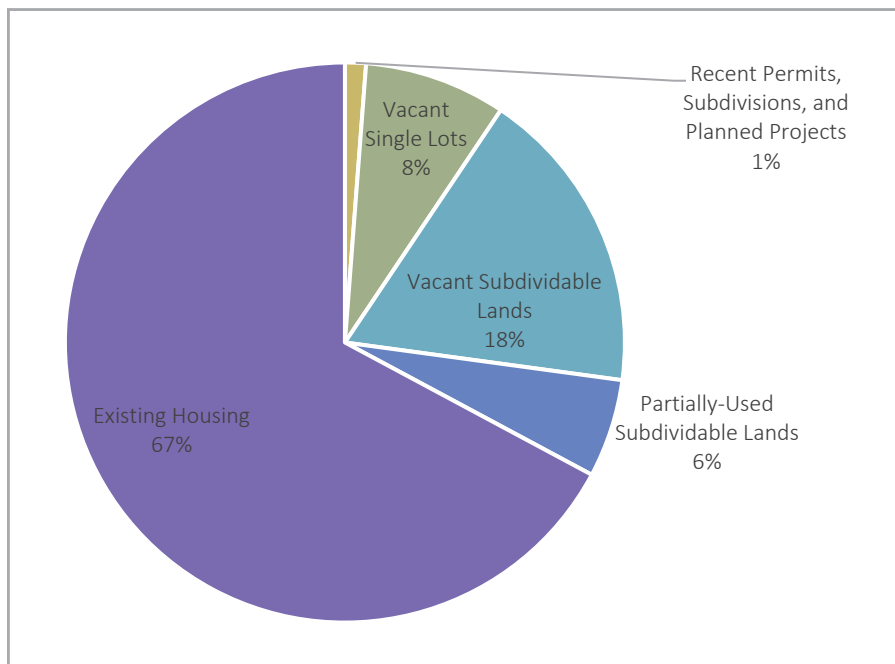
Findings

Rural Residential Capacity

Under current zoning, rural Thurston County has capacity for about 17,300 new dwelling units, well above the estimated demand for 6,400 new units needed over the next 20 years. Seventy-nine percent of the capacity for new dwelling units in rural lands is found in vacant lots or planned projects.

While rural development occurs on a range of lot sizes, in general, average lot sizes in rural Thurston County have been increasing. This is consistent with GMA and regional goals of reducing sprawl and protecting rural resource lands while allowing for a range of housing densities.

Figure 5-3: Estimates of Capacity for Dwellings by Type, Thurston County Rural Areas



Water Availability

The availability of drinking water has been a persistent concern in the rural unincorporated county. Groundwater systems are complex with considerable uncertainty in the amount of water available to support both future development and sufficient streamflow levels for riverine ecosystems, including endangered fish species.

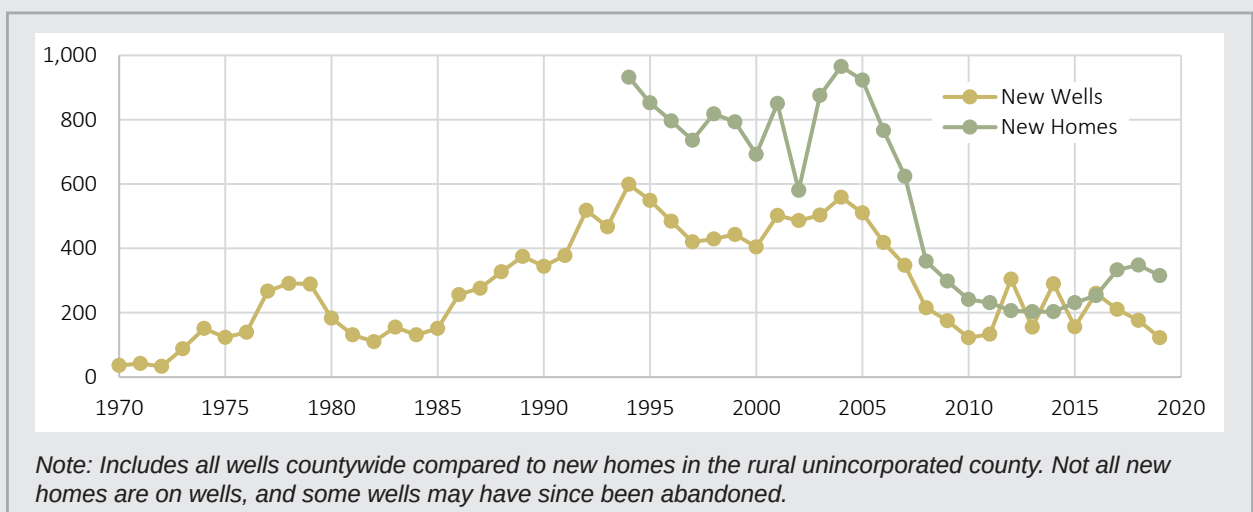
In Washington State, the Dept. of Ecology (Ecology) manages water resources by issuing permits for new surface and groundwater withdrawals. Historically, however, wells for new homes were exempt from permit requirements as long as they used less than 5,000 gallons per day. Since 1990, between 100 and 600 new permit-exempt wells were built in Thurston County each year (Figure 5-4).

In 2016, the Washington State Supreme Court ruled in *Whatcom County v. Hirst* that under the Growth Management Act counties—not the State—were required to ensure adequate water availability before permitting new homes. While each county took a different approach to implement the *Hirst* decision, Thurston County continued to allow the construction of homes on wells.

In 2018, the Washington State Legislature passed the Streamflow Restoration Act (RCW 90.94) which created a process for counties to work with Ecology to manage water resources. The new legislation also required planning to assess water availability at the watershed level and identify projects to offset the impacts of connections to future permit-exempt wells. In Thurston County, this planning work has been completed for the Nisqually and Chehalis River watersheds and is nearing completion for the Deschutes River, and Kennedy-Goldsborough Creek watersheds. If planning is not sufficient in the watersheds, Ecology can limit water withdrawals or dictate other associated changes through the rulemaking process. At this time, none of the planning efforts include offset actions that would reduce future growth in the rural unincorporated portions of Thurston County.

Since current regulation allows the construction of new homes on wells to continue and work is being done to offset the impacts of new wells, the issue of water availability is not projected to impact the capacity for future growth in the rural unincorporated County. Future versions of the forecast and Buildable Lands Report will include an updated methodology if the situation changes.

Figure 5-4: New Wells Compared to New Homes in the Rural Unincorporated County



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6. HOUSING AFFORDABILITY

Will affordable housing be available to people of all incomes in the next 20 years?

Overview

Like many fast-growing counties in western Washington, Thurston County has a shortage of affordable housing. Between 2014 and 2018, on average 33 percent of households were cost burdened, or spending more than 30 percent of their income on housing expenses (Figure 6-1).

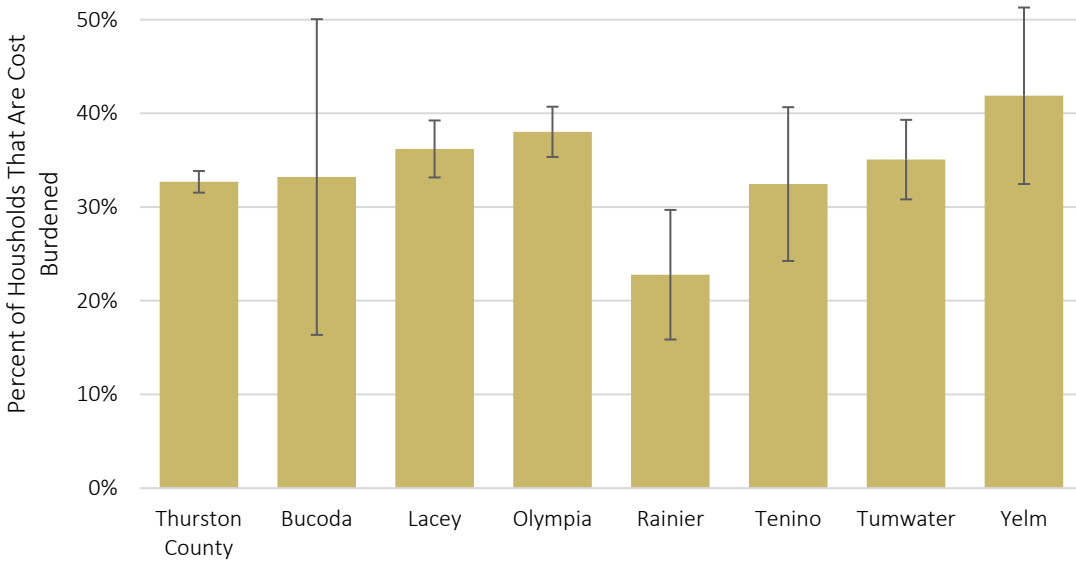
Housing costs have increased much faster than incomes. Since 2010, average home sale prices have doubled, and the average rent has increased 173 percent (nearly tripled). At the same time, incomes have only increased 58 percent (Figure 6-2).

The data produced as part of the Buildable Lands Program provides some information on housing affordability. Compared to the 2014 Buildable Lands Report, Thurston County has:

- About 2,100 fewer acres of developable residential, commercial, and industrial land in the urban areas. A decreasing supply increases the cost of purchasing land.
- A greater percentage of environmentally constrained land on developable parcels (about 1.5 percent more). Environmental constraints — such as wetlands or steep slopes — can increase the cost of developing by requiring additional mitigation.
- About 2,600 more dwelling units are forecasted along urban corridors. Due to their proximity to transit and goods and services, transportation costs are lower for households living along urban corridors compared to those living further away. However, rents are often higher because high-density multifamily housing on infill and redevelopment sites — the most common type of development along corridors — is expensive to construct.

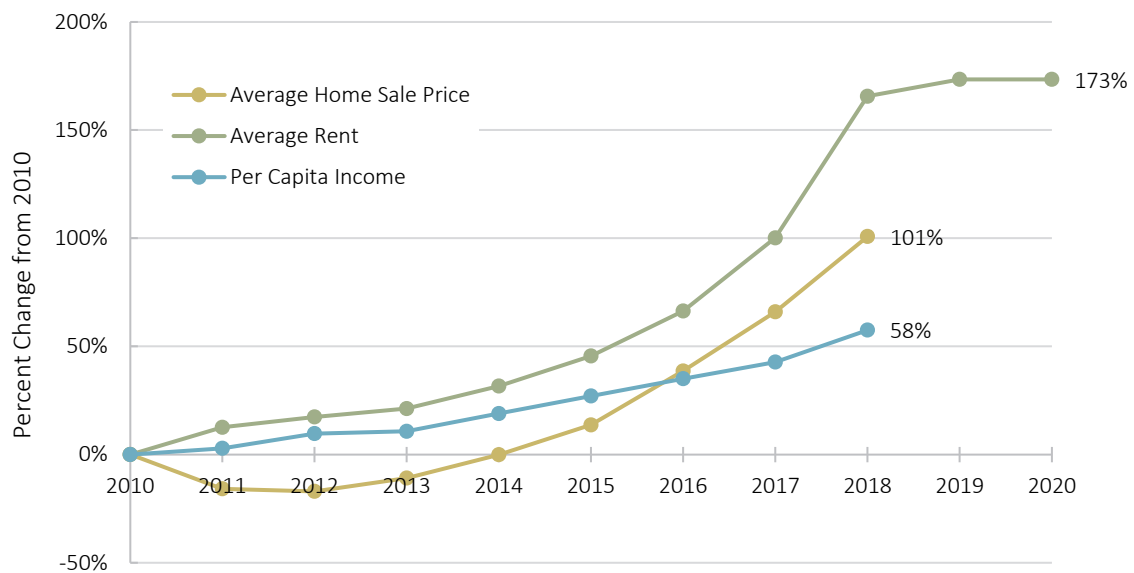
Outside of urban corridors, about 700 new units are projected in infill areas (neighborhoods largely built out by the 1970s). Transportation costs in these areas tend to be lower since they are not far from transit and goods and services. Construction costs also tend to be less: sewer and water infrastructure is already available, and the types of housing that can be built — smaller single-family homes, accessory dwellings, and stick-built multifamily such as townhomes, duplexes, and triplexes — generally have lower per unit construction costs than large apartment complexes (Figure 6-3).

Figure 6-1: Percent of Households Spending 30 Percent or More of Their Income on Housing (Cost Burdened).



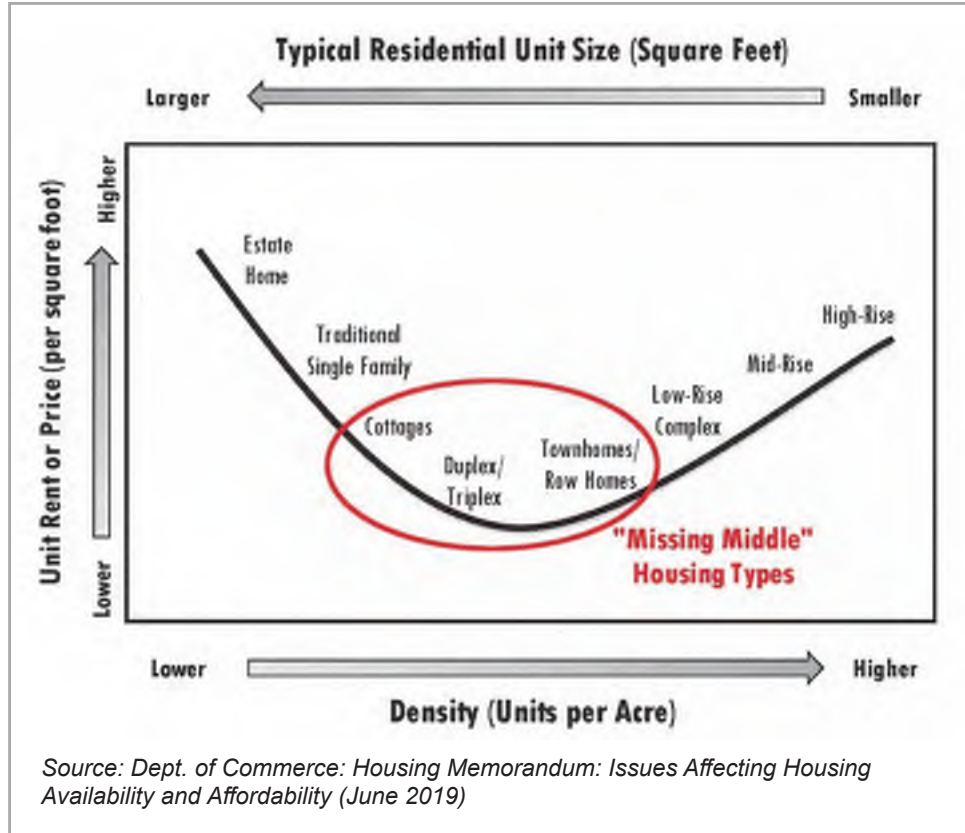
Source: U.S. Census Bureau: 2014-2018 American Community Survey

Figure 6-2: Increase in Housing Costs and Incomes Since 2010



Source: Northwest Multiple Listing Service, University of Washington: Runstad Center for Real Estate Studies, U.S. Bureau of Labor Statistics

Figure 6-3: Relationship Between Housing Costs and Density



Housing Affordability Guidance

One of the changes to the Buildable Lands statutes included in E2SSB 5254 was the requirement that the Dept. of Commerce (Commerce) develop guidance for cities and counties to address housing affordability. The guidance addresses three topic areas:

- Infrastructure costs, cost of development, timelines to permit and develop land, market availability of land, the nexus between proposed densities, economic conditions needed to achieve those densities, and the impact to housing affordability for home ownership and rental housing, and market demand when evaluating if land is suitable for development or redevelopment.
- Identifying the measures to increase housing availability and affordability for all economic segments of the community and the factors contributing to the high cost of housing.
- Evaluating how existing zoning and land use regulations are promoting or hindering attainment of the goal for affordable housing.

The new guidance — *Issues Affecting Housing Costs & Affordability*⁵ — was prepared by PNW Economics LLC and delivered to the Commerce in June 2019. The new guidance identifies some of the drivers of housing costs (Figure 6-4). While some of the costs identified are directly related to local government policy, others are influenced by state and federal macroeconomic policy. Still others are related to individual consumer preferences.

The guidance also provides recommendations for cities, counties, and the state to reduce the cost of housing.

Figure 6-4: Overview of Economic and Policy Factors Affecting Housing Production and Affordability

Macroeconomic Drivers	
Employment Growth	Prices & Inflation
	Interest Rates
Supply Drivers	Demand Drivers
• Infrastructure and Utility Costs • Development and Construction Costs, including: ◦ Timelines for permitting and development ◦ Market Availability of Land • Regulations, including: ◦ Zoning ◦ Development ◦ Environmental • Housing Production Trends and Costs	• Population Growth and Demographics ◦ Age and State of Life ◦ Household Size • Incomes • Interest Rates • Housing Preferences ◦ Structure Type ◦ Tenure (Own or Rent) ◦ Location • Investment and Foreign Ownership

Adapted from “Housing Memo: Issues Affecting Housing Availability and Affordability”

⁵Available at <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/buildable-lands/>.

Regional Housing Action Plan

While an assessment of housing affordability is not required as part of the Buildable Lands review and evaluation program, leaders in Thurston County recognize the importance of addressing the issue. In 2019, the cities of Lacey, Olympia, and Tumwater applied for and were awarded funding from Commerce to develop Housing Action Plans. When complete, the plans will provide a snapshot of the region's current housing stock, a projection of future housing needs for different income groups, and a list of actions that the cities can implement to ensure sufficient housing that is affordable to households of all incomes over the next 20 years. The three cities chose to partner with TRPC as part of this effort.

The Regional Housing Action Plan is an opportunity to take a deeper looking into the drivers of housing costs in Thurston County — including those costs related to land supply. The plan will be completed in June 2021.

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7. REASONABLE MEASURES

What actions are needed to meet state Growth Management Act goals?

Overview

Reasonable measures are “those actions necessary to reduce the differences between growth and development assumptions and targets contained in the countywide planning policies and the county and city comprehensive plans with actual development patterns” (RCW 36.70A.215).

The Buildable Lands Report is required to identify reasonable measures if the evaluation finds that the region is not achieving urban densities in the urban growth areas or if there is insufficient land to accommodate the growth forecasted for the urban areas. Once identified, cities and counties are required to include reasonable measures in their next comprehensive plan update.

Findings

This Buildable Lands assessment concludes that Thurston County’s development trends are consistent with GMA’s land use goals. Recent development patterns show that we are achieving densities consistent with urban development in our urban areas, and a review of residential, commercial, and industrial land capacity shows there is sufficient land in our urban areas to accommodate 20 years of projected population and employment growth. On rural lands, development density is decreasing as average lot sizes increase, consistent with GMA goals to reduce sprawl and preserve rural character and resource lands.

Based on these findings, reasonable measures are not necessary.

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VOLUME II

REGIONAL

GOALS

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8. REGIONAL GOALS AND TARGETS

Are we making progress toward meeting our regional vision?

In addition to goals in the Growth Management Act (GMA), Countywide Planning Policies, and Comprehensive Plans, the Thurston Region set goals and targets through a communitywide planning process to support a regional vision known as “Sustainable Thurston.” The targets were not adopted into local comprehensive plans. Progress toward meeting these targets does not influence whether or not reasonable measures are required through the Buildable Lands Program — which focusses on goals and targets related to the GMA. It does, however, inform whether the region is developing consistent to our regional vision, and is included in this report as additional information.

Sustainable Thurston

In 2013, Thurston Regional Planning Council adopted *Creating Places — Preserving Spaces: A Sustainable Development Plan for the Thurston Region* (Sustainable Thurston). The plan was the culmination of a two-year effort to envision how the region will “look, function, and feel” in 2035. The plan set forth a bold vision for a more sustainable community based on the consensus of residents and local leaders involved in the project.

The Sustainable Thurston Vision			
North County Centers & Corridors	Residential Neighborhoods	South County Communities	Rural Lands
Dense neighborhoods where people can live, work, and play without depending on a vehicle	Areas with a range of housing options centered around neighborhood retail/ civic spaces	Foster entrepreneurship and economic development while maintaining “small town feel”	Preserve rural character and protect critical habitat and resource lands
			

Sustainable Thurston and Climate Planning

The Thurston Climate Mitigation Plan (2020) identifies strategies to meet the greenhouse gas emissions targets set by Lacey, Olympia, Tumwater, and Thurston County. Strategy T1 in the plan recognizes that achieving the Sustainable Thurston land use goals will be necessary to meet the region's climate mitigation goals.

Are we on track to meet our targets?

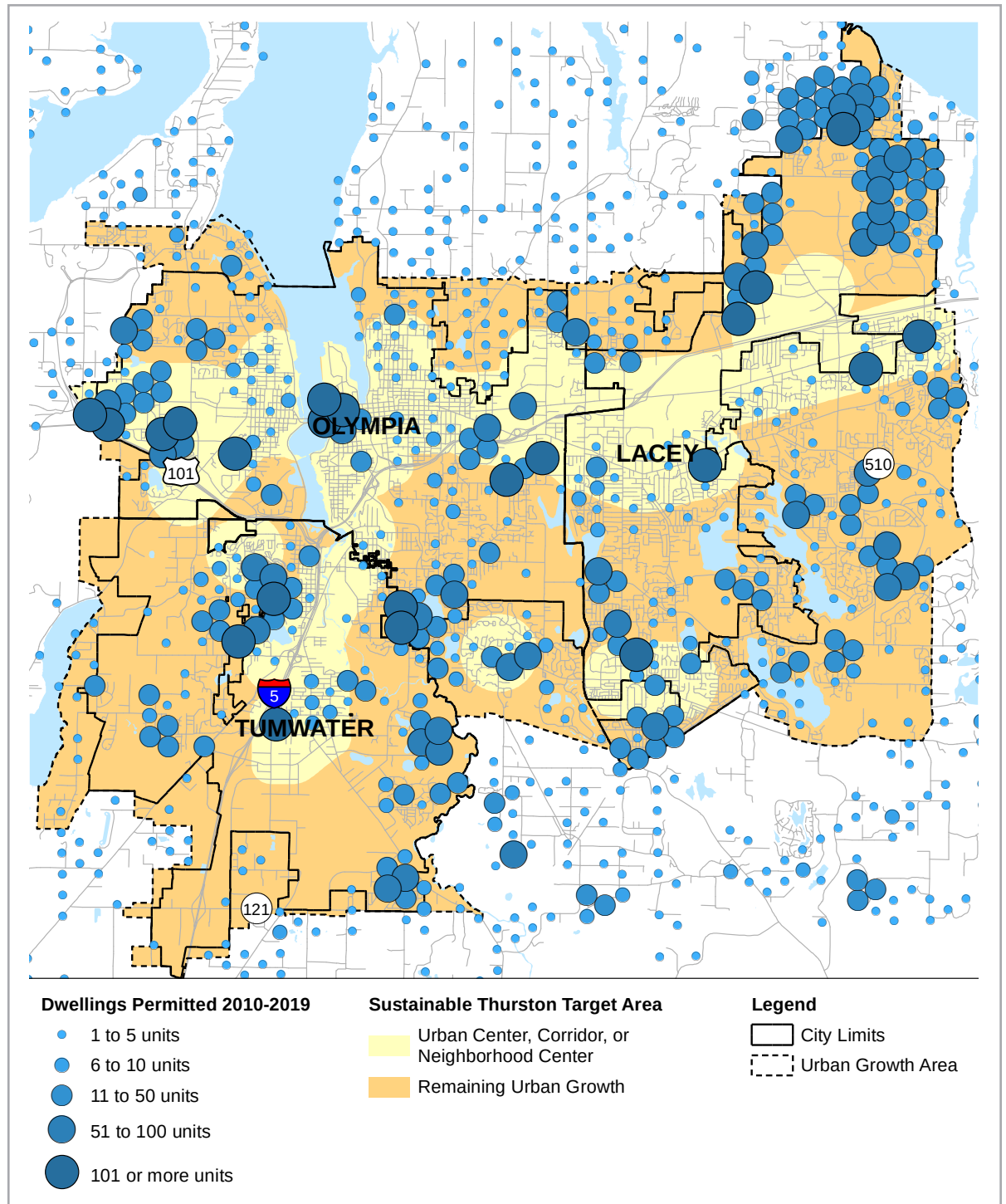
The region is not on pace to meet either land use target adopted in the Sustainable Thurston plan.

Since 2010, the region has added over 13,000 new dwelling units. Eighty-five percent of new housing has been built in cities, unincorporated urban growth areas, and tribal reservations — well below the 95 percent target. Only about 46 percent of urban-area housing is within a half mile of an urban center, urban corridor, or neighborhood center — also below the target of 72 percent.

Figure 8-1 shows where dwellings units have been permitted since 2010 in the Lacey, Olympia, and Tumwater urban area in relation to the urban centers, urban corridors, and neighborhood centers identified in Sustainable Thurston.

TRPC's baseline forecast shows that with current zoning and development regulations, we should not expect much change in this trend. Eighty-six percent of new housing between 2010 and 2035 is projected to be in a city, unincorporated urban growth area, or tribal reservation. Only 57 percent of urban area growth will likely be within a half mile of an urban center, urban corridor, or neighborhood center.

Figure 8-1: Recent Dwelling Units in Lacey, Olympia, and Tumwater



Sustainable Thurston Priority Goal 1

Create vibrant centers, corridors, and neighborhoods while accommodating growth.

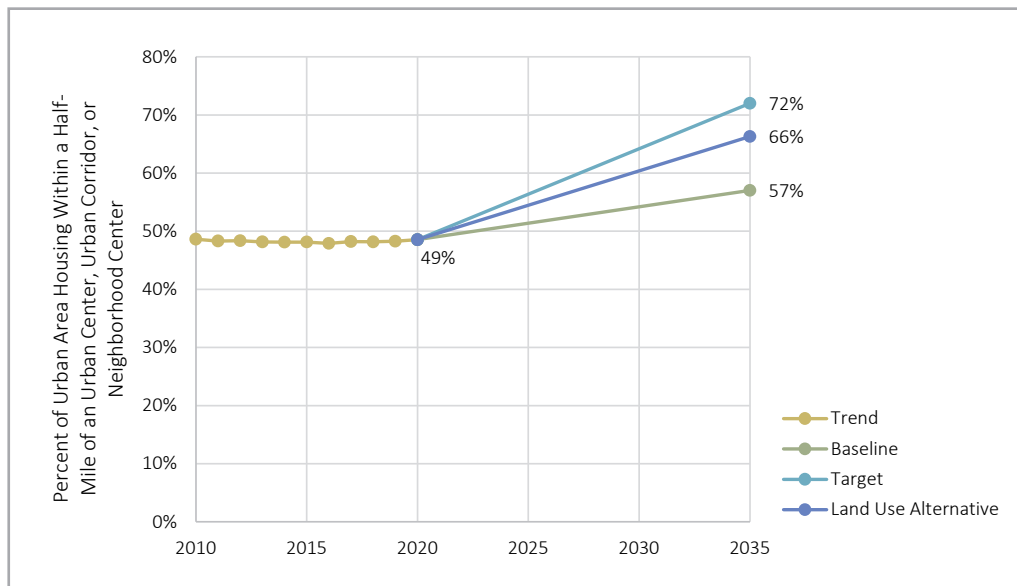
Target

By 2035, 72 percent of all (new and existing) households in our cities, towns, and unincorporated urban growth areas will be within a half-mile (comparable to a 20-minute walk) of an urban center, corridor, or neighborhood center with access to goods and services to meet some of their daily needs.

How Are We Doing?

Since 2010, the amount of urban area housing within a half mile of an urban center, urban corridor, or neighborhood center has remained just below 50 percent (Figure 8-2). An increase in development in urban centers and corridors — as seen in downtown Olympia — and emerging neighborhood centers — such as Tumwater Hill — have been offset by growth in the fringes of the urban areas.

Figure 8-2: Percent of Urban Area Housing Within a Half-Mile or an Urban Center, Urban Corridor, or Neighborhood Center



What's the Outlook?

The baseline forecast shows that by 2035, 57 percent of urban area housing will be within a half mile of an urban center, corridor, or neighborhood center with access to goods and services to meet some of their daily needs. This assumes both a growing population in existing centers and corridors (Figure 8-1) and new neighborhood centers meeting the Sustainable Thurston vision. The strategies modeled in the land use alternative scenario could increase that up to 66 percent. Both, however, are below the Sustainable Thurston target (72 percent).

Sustainable Thurston Priority Goal 2

Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands and develop compact urban areas.

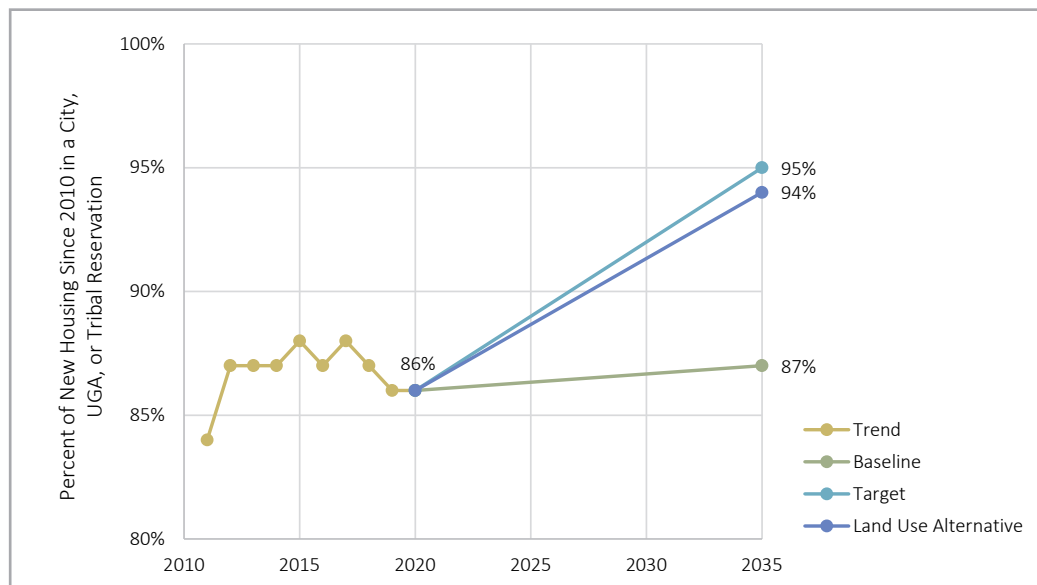
Target

Between 2010 and 2035, no more than 5 percent of new housing will locate in the rural areas, and 95 percent will be within cities, towns, unincorporated urban growth areas, and tribal reservations. Rural areas are defined as outside of the cities, towns, unincorporated urban growth areas, and tribal reservations.

How Are We Doing?

Between 2010 and 2020, 86 percent of new housing in Thurston County was built in a city, town, unincorporated urban growth area, or tribal reservation (Figure 8-3). Fourteen percent was built in the rural county.

Figure 8-3: Percent of Housing Build After 2010 in a City, UGA, or Tribal Reservation



What's the Outlook?

The baseline forecast projects that 87 percent of housing built between 2010 and 2035 will be in the urban areas and tribal reservations. The strategies modeled in the preferred land use scenario could increase that to 94 percent — close to the Sustainable Thurston Target of 95 percent.

A Land Use Alternative

What can we do to make progress towards our regional targets? As part of the 2021 Buildable Lands Report update, TRPC created a land use alternative to see if the Sustainable Thurston targets are still achievable by 2035, and what broad types of strategies would be needed. We ran assumptions through the land use model to ensure the alternative was reasonably achievable based on current development patterns and trends. Strategies focused on five types of areas, each discussed in the following sections:

- North County Urban Centers and Corridors
- North County Neighborhood Centers
- Wider Urban Areas
- Rural Unincorporated County
- South County Communities and Tribal Reservations

Appendix III shows the assumptions used in TRPC's land capacity model for both the baseline forecast and the land use alternative.

Meeting the Sustainable Thurston targets show in Figures 8-2 and 8-3 will require increasing housing in our urban areas — particularly around urban centers and corridors — while preserving farmland, forestlands, and critical habitat in the rural unincorporated county. This will require cities and the County to implement the types of strategies described in the land use alternative.

However, the land use alternative shows us that even with the aggressive strategies to increase capacity included in the land use alternative, we are not likely to meet the Sustainable Thurston land use targets by 2035. By 2035, we could expect 66 percent of urban-area households to be within walking distance of an urban center, corridor, or neighborhood center under this new scenario. And we could expect about 94 percent of housing built since 2010 to be in an urban area or tribal reservation.

We may not be able to meet our targets by 2035, but there is time to make significant progress.

North County Urban Centers and Corridors

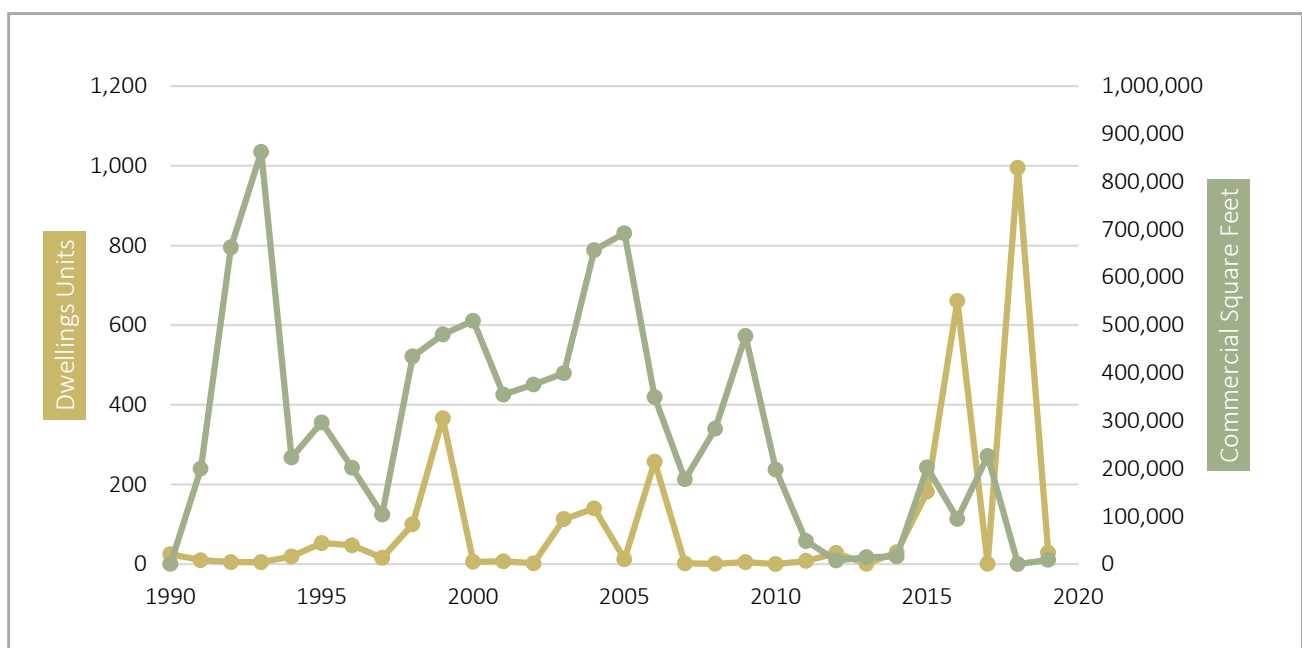
Urban Centers and Corridors are the core of the region's economy. They include the downtowns and city centers of Thurston County's jurisdictions and the 15-minute transit corridors that connect them. They also include the households living within walking distance — a half-mile radius or roughly 20-minute walk.

Sustainable Thurston's vision for centers and corridors calls for vibrant areas with a range of businesses serving the surrounding neighborhoods. Densities are high enough to support active and multimodal transportation — with enough shops and businesses close to homes that walking is a viable choice, and enough people to support frequent transit. Away from centers and corridors, densities decrease to transition into adjacent residential neighborhoods.

Figure 8-5 shows the areas in Lacey, Olympia, and Tumwater with city center or corridor zoning. From 1990 to 2014, these areas saw little new housing — about 50 units per year. Since then the number has increased over seven-fold, to over 370 units per year (Figure 8-4). Much of this gain has been due to development on the east end of Martin Way — close to I-5 and Joint Base Lewis-McChord — and in downtown Olympia. Commercial development has decreased compared to the previous decades.

North County urban centers and corridors follow the highways that predated I-5 (Highway 99 and the Olympic Highway). Businesses along the corridors were historically — and in many areas continue to be — auto oriented. Low-density development and lots of surface parking translates to areas with a lot of potential for infill and redevelopment.

Figure 8-4: Permit Trends in Areas with Urban Center and Corridor Zoning in Lacey, Olympia, and Tumwater



To meet the targets of Sustainable Thurston, the land use alternative looked at two strategies:

- **Mixed Use Development** — In center and corridor zones that allow a mix of commercial and residential uses, the land use alternative assumed a greater share of land would develop with residential uses (generally 10 percentage points more).
- **Redevelopment** — For four locations with lots of parking, the probability of redevelopment was increased even if they had new or high value existing development.

Figure 8-5 shows the areas where development assumptions were adjusted in the land use alternative. Detailed assumptions are shown in Appendix III.

Figure 8-5: Urban Centers, Urban Corridors, and Redevelopment Sites

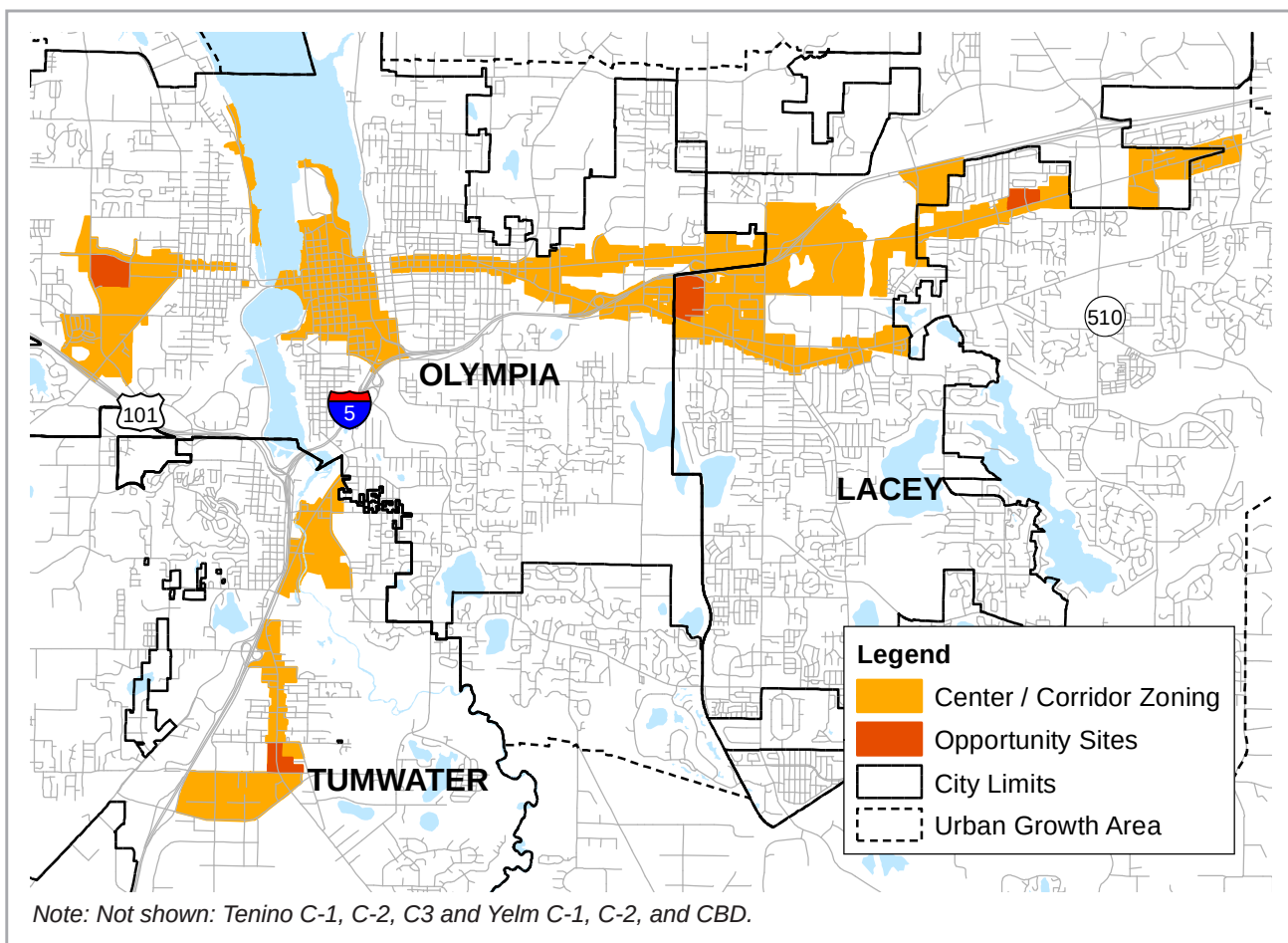


Table 8-1 shows how these strategies would increase residential capacity in Lacey, Olympia, and Tumwater's urban center and corridor zones.

Since most urban center and corridor zones allow high density, even modest increases in the percent of land that develops as residential uses has a big impact on capacity. These areas currently have capacity for about 6,660 new dwellings. Increasing residential development in mixed use zones could increase capacity by about 11,520 units. Further increasing redevelopment at the four identified sites would increase capacity to 12,000 units.

Table 8-1: Residential Capacity in Urban Centers and Corridors Zones

City/UGA	Zone	Baseline	Land Use Alternative	
			Without Redeveloped Sites	With Redevelopment Sites
Lacey	CBD 4	30	60	60
Lacey	CBD 5	90	130	130
Lacey	CBD 6	40	90	90
Lacey	CBD 7	10	10	10
Lacey	MHDC	890	1,100	1,120
Lacey	WD	720	1,200	1,280
Olympia	DB	730	1,270	1,270
Olympia	HDC-1	< 10	20	20
Olympia	HDC-2	< 10	20	20
Olympia	HDC-3	20	80	80
Olympia	HDC-4	1,610	4,440	4,680
Olympia	UR	160	180	180
Olympia	UW	580	760	760
Olympia	UWH	300	430	430
Tenino	C-1	< 10	< 10	< 10
Tenino	C-2	< 10	< 10	< 10
Tenino	C-3	10	20	20
Tumwater	BD	650	660	660
Tumwater	CBC	600	670	810
Tumwater	TC	30	60	60
Yelm	C-1	80	170	170
Yelm	C-2	40	70	70
Yelm	CBD	70	80	80
Total		6,660	11,520	12,000

Planning on Urban Centers and Corridors

The Thurston region has a long history of planning on urban centers and corridors. While each plan is tailored to the needs of a specific area, each has similar goals: increasing infill and redevelopment, encouraging a mix of residential and commercial retail uses, and increasing opportunities for multimodal transportation options. Planning helps inform the cities if changes to infrastructure or development regulation are needed to meet these goals.

2012	Urban Corridors Task Force [link]
2013	Woodland District Plan [link]
2014	Capitol Boulevard Plan [link]
2014	Brewery District Plan [link]
2014	Martin Way Study (State Avenue to Lilly Road) [link]
2017	Olympia Downtown Strategy [link]
2020	Martin Way Corridor Study (State Avenue to Meridian Road, Underway) [link]

Urban Centers and Corridors: The Reserve at Lacey

Following the merger of Safeway and Albertsons, the Albertsons grocery store on Pacific Avenue and Carpenter Road in Lacey closed. In June 2016, the City of Lacey approved a 300-unit 55+ housing complex, known as the Reserve at Lacey. The four-story project totaled 290,000 square feet, of which 9,000 was commercial retail space.

The site has many advantages, especially for the senior population. It is located on a bus route, across the street from a grocery store and pharmacy, and is within a half-mile of the Lacey Senior Center. However, the project was not without controversy. Residents of the adjacent historic residential neighborhood appealed the project — unsuccessfully — to the city's Hearings Examiner Board over concerns about traffic, noise, lighting, heights, and views. Construction began in 2019 and was completed in 2020.

Meeting the Sustainable Thurston targets will require similar types of development across Thurston County's urban centers and corridors.



Neighborhood Centers

Sustainable Thurston envisioned neighborhood centers as small-scale retail areas serving residents' day-to-day needs, with amenities such as a corner grocery store, coffee shop, or restaurant. There would be enough people living within walking distance — a half-mile radius or roughly 20-minute walk — to support businesses of this size.

In the Lacey-Olympia-Tumwater urban area there are 38 existing or future neighborhood centers: 36 are areas with neighborhood retail-type zoning (a total of 195 acres) plus two sites that are expected to develop as part of future development projects (the Mill Pond development in Olympia and the City of Olympia-owned property at Boulevard Road and Log Cabin Road).

These areas support a wide range of business types. While some cater to nearby residents' day-to-day needs and might be a destination for nearby walkers or bikers, others are auto oriented. Currently, TRPC estimates that nine have businesses that are consistent with the Sustainable Thurston vision for walkable neighborhood centers:

- Yelm Highway and Ruddell Road (Lacey)
- Yelm Highway and College Street (Lacey)
- Northeast Olympia
- West Olympia
- Wildwood Center (Olympia)
- Tumwater Hill
- South Capitol (Olympia)
- Kaiser Rd and Harrison (Olympia)
- Briggs Village (Olympia)

Increasing the number of people who live near a neighborhood center that meets the Sustainable Thurston vision can be accomplished in two ways: increasing the capacity for new housing around neighborhood centers and by increase the number of neighborhood centers that have the types of businesses that Sustainable Thurston envisions (see “Increasing Housing Around Neighborhood Centers” Page 85). The land use alternative looked at both of these strategies. Zoning densities were increased in select residential neighborhoods (see “Wider Urban Areas”). Within 500 feet of all parcels zoned for neighborhood retail, the density was raised to a minimum of 15 units per acre. And a greater mix of residential and commercial uses was assumed within the neighborhood zones themselves.

The changes to density increase the 2035 housing projections near neighborhood centers by 700 units (200 units near the centers that currently meet the Sustainable Thurston vision). However, expanding the number of neighborhood centers that meet the Sustainable Thurston from the current nine to all 38 means that 26,600 additional homes would live within walking distance of a shop serving some of their day-today needs.

Increasing Housing Around Neighborhood Centers

Of the 38 areas in Lacey, Olympia, and Tumwater with neighborhood retail zoning, TRPC estimates that only nine meet the Sustainable Thurston vision for neighborhood centers. Approximately 10,800 households live within a half-mile of these areas, projected to increase to 13,000 by 2035.

How can we increase the amount of housing near neighborhood centers?

ZONING

200 more homes (+2%)

The land use alternative shows that increasing zoning densities (to about 8-10 units per acre) near the neighborhood centers that currently meet the Sustainable Thurston vision will lead to a modest increase in housing.

BUSINESSES

26,600 more homes (+205%)

If all areas with neighborhood retail zoning had the business types Sustainable Thurston envisions, the number of households living near a neighborhood center would more than double, even without changes to zoning.

Types of Neighborhood Centers

Neighborhood centers in the Lacey-Olympia-Tumwater urban area fall into four general categories. The first two are consistent with the Sustainable Thurston vision, the last two are not.

Pedestrian-oriented* Businesses cater to nearby residents' daily needs. Parking is limited. Types of businesses include small grocery stores, coffee shops, and restaurant.

- West Olympia (Olympia Coop)
- Tumwater Hill
- Briggs Village (Olympia)

Auto-oriented* Businesses cater to nearby residents' daily needs. Scale is larger and there is more parking. Businesses include larger grocer, restaurants, pharmacies, salons, and coffee shops.

- Yelm Highway / College St (Lacey)
- Yelm highway / Ruddell Rd (Lacey)

Limited Services Developed, but not with businesses that nearby residents would walk to or need on a daily basis. Examples include ministorage, gas station, and offices.

- Israel Rd and Littlerock Rd (Tumwater)
- Boulevard Rd and 18th Ave (Olympia)
- Hawks Prairie Rd and Marvin Rd (Lacey)

Vacant / Unbuilt Undeveloped parcels, including the commercial part of master planned communities. Types of businesses to be determined.

- 41st Ave and Marvin Rd (Lacey)
- Mill Pond Village (Olympia)
- Boulevard Rd and Log Cabin Rd (Olympia)

**Consistent with the Sustainable Thurston vision for neighborhood centers*

These two strategies work hand-in-hand: a vibrant, walkable neighborhood center requires a minimum number of people living nearby to support it. On average, every household can support about 15.1 square feet of walkable, commercial retail space⁶. It takes roughly 1,000 households within a half mile to support a small neighborhood retail center (about 15,000 square feet) and 2,000 households to support a medium neighborhood retail center (about 30,000 square feet).

Small Neighborhood Retail Center

15,000 square feet

1,000 households within a half mile



Bank, dentist, salon

Medium Neighborhood Retail Center

30,000 square feet

2,000 households within a half mile



Grocery store, barber shop, juice bar, compounding pharmacy

Of the 38 sites identified in Figure 8-6, only 15 have enough population to support at least a small neighborhood retail center. That is projected to increase to 23 by 2035 (Table 8-2). One has enough population to support a medium neighborhood center, increasing to two in 2035.

Increasing population in and around neighborhood centers is challenging. By nature, they are in predominantly single-family areas with lower densities. Most of the future capacity is on a small number of vacant lots and lots with capacity for a few infill units. The area with neighborhood-retail zoning itself is generally limited to just a few parcels, which limits opportunities for mixed-use development.

⁶Easton and Owen (2009) "Creating Walkable Neighborhood Business Districts" (http://www.makersarch.com/wp-content/uploads/2016/04/Creating_Walkable_Neighborhood_Districts_2009.pdf)

Neighborhood centers that are significantly larger (in terms of square feet) than their surrounding population can support do exist, but they depend on residents living outside the immediate area. Such areas require more parking, which changes the character of the area. On the other hand, neighborhood centers may have sufficient population, but the businesses are not conducive for walking or biking trips (e.g., a mini storage center).

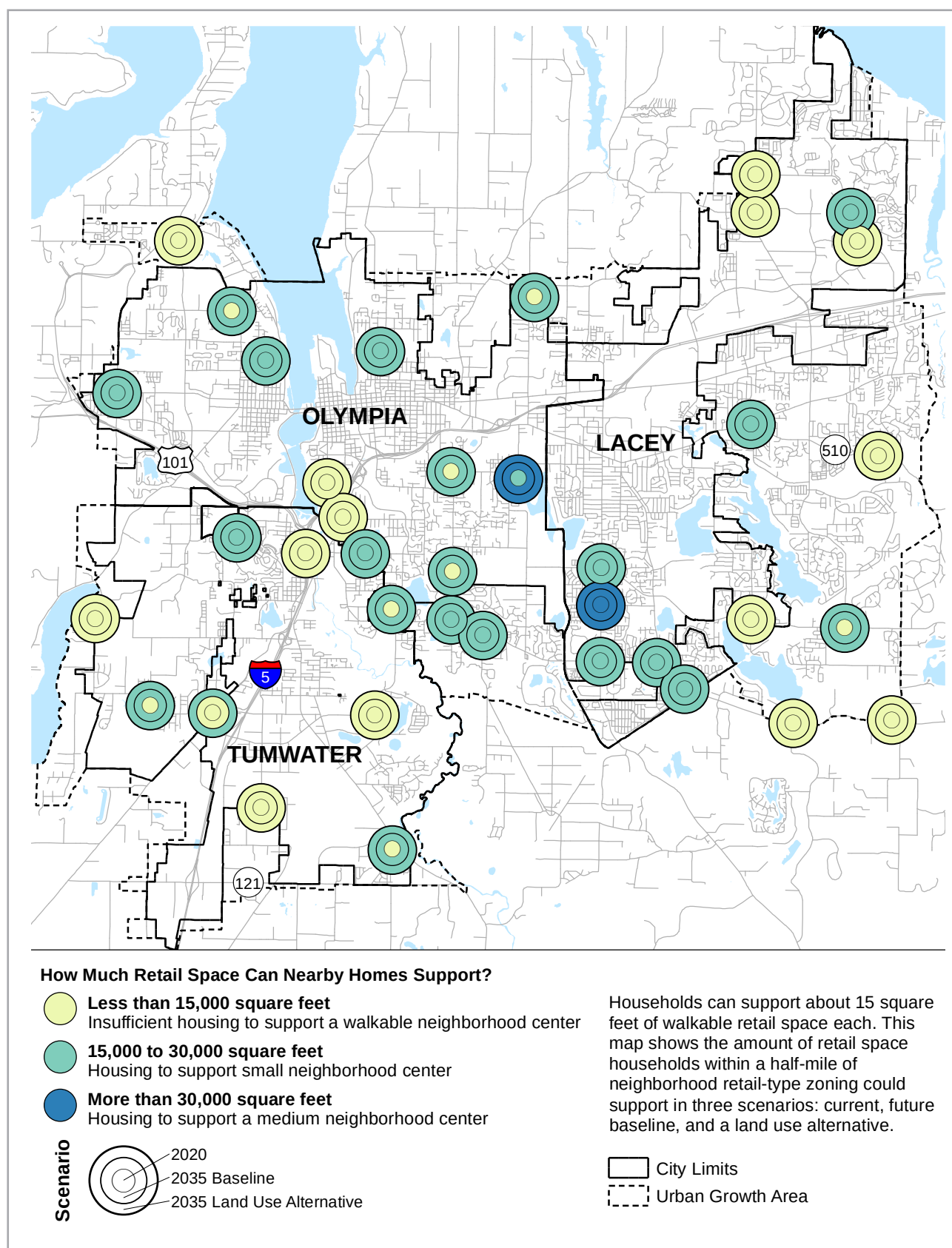
Economic development is an additional component to attracting the types of businesses that make up healthy, vibrant neighborhood centers. Having a clear vision for what neighborhood centers should look like in Thurston County will not only help jurisdictions develop appropriate development regulations, it will also help with recruiting the businesses most suitable for each site.

Table 8-2: Neighborhood-Supported Retail Space

How Many Square Feet of Retail Space Could the Surrounding Households Support?	Number of Neighborhood Centers with Sufficient Housing		
	2020	2035 Baseline	2035 Land Use Alternative
No Retail Center Fewer than 15,000 square feet	23	15	14
Small Neighborhood Retail Centers 15,000 to 30,000 square feet	14	21	22
Medium Neighborhood Retail Centers 30,000 square feet or larger	1	2	2
Total	38	38	38

Note: Table shows the number of neighborhood centers that could be supported based on the surrounding population alone. Larger retail centers may exist, but they are dependent on vehicle traffic. "2035 Land Use Alternative" includes expanded redevelopment assumptions.

Figure 8-6: Housing Near Neighborhood Retail Zoning



Neighborhood Centers: Briggs Village

The Briggs Village development in Olympia was approved in 2003. The original plan called for 810 multifamily and single-family housing units plus 224,000 square feet of commercial space constructed in phases over 10-20 years. The pedestrian-friendly, urban village style development was the first of its kind in Thurston County.

Since construction began in 2005, 310 housing units have been built but no commercial development. Build out of the project has been slowed by the recession and limited market demand for the type of commercial included in the approved plan. Plans for a grocery store did not pan out, in part because of the site's proximity to existing stores in Tumwater and Lacey. In response, the City of Olympia has approved modification to the original plan: allowing one-story commercial development (instead of the two- to three-story), and drive-through retail.

Despite the slowdown, development does continue, including on adjacent properties. Silver Leaf Estates, a 120-unit senior housing project due east of the site was completed in 2018. The same year the Chambers Prairie Grange was redeveloped as a coffee shop. These, along with the Briggs YMCA, merit the area's status as a neighborhood center, albeit one that will continue to evolve.



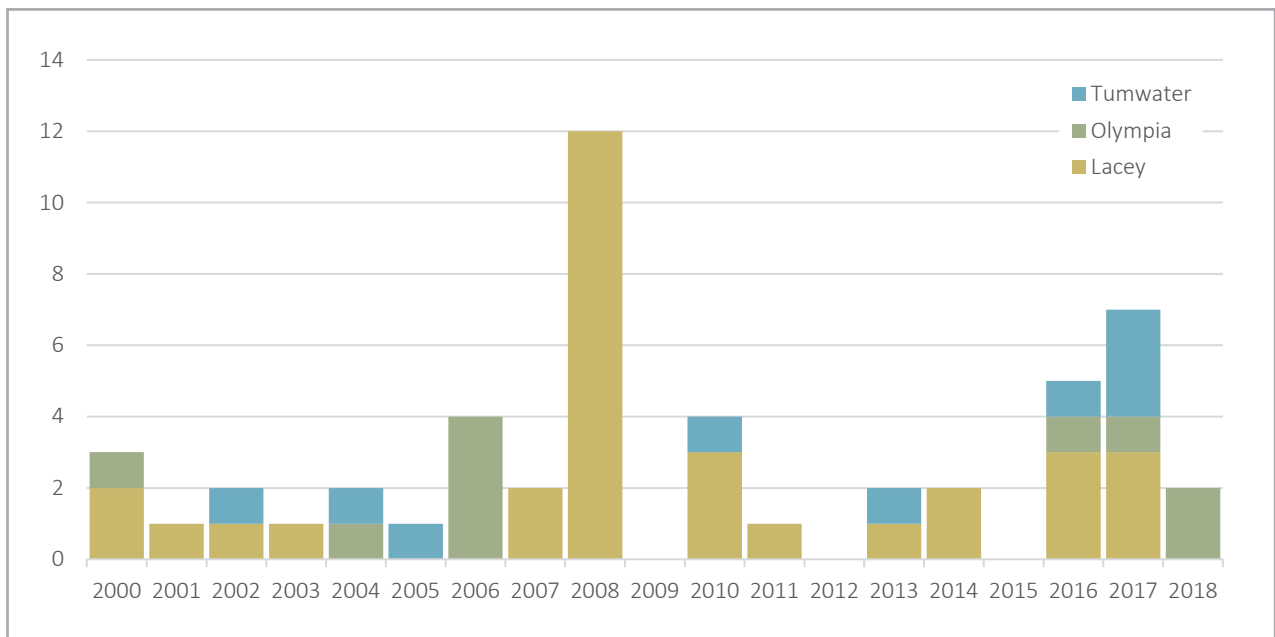
Photo Credit: Thurston County GeoData, Officespace.com

Wider Urban Areas

The “wider urban areas” are the parts of Lacey, Olympia, and Tumwater’s incorporated and unincorporated urban growth areas that are more than a half mile from an urban center, urban corridor, or neighborhood center. These areas are predominantly low/medium-density single-family in character, with the lowest densities around environmentally sensitive areas. They also include the majority of the region’s industrial zoning.

The land use alternative modeled an increase in density in these areas’ low/medium-density residential zones (Figure 8-8). This increase in density could be achieved by decreasing minimum lot sizes for new single-family subdivisions or by increasing the types of housing allowed. Allowing small multifamily housing — such as duplexes, triplexes, fourplexes, townhomes, or cottage apartments — makes it easier to develop at the higher end of the currently allowed density ranges. In addition, the land use alternative assumed about 50 percent more accessory dwellings than the baseline forecast.

Figure 8-7: Accessory Dwellings Permitted in Lacey, Olympia, and Tumwater, 2000-2018



Increasing residential capacity in zones outside of urban centers, urban corridors, and neighborhood centers has a mixed impact on the Sustainable Thurston land use targets. On one hand, it makes it easier to achieve the target of at least 95 percent of countywide housing since 2010 in urban areas. On the other hand, since these areas are on the edge of the urban areas, it makes it harder to meet the target of 72 percent of urban-area housing within a half mile of goods and services.

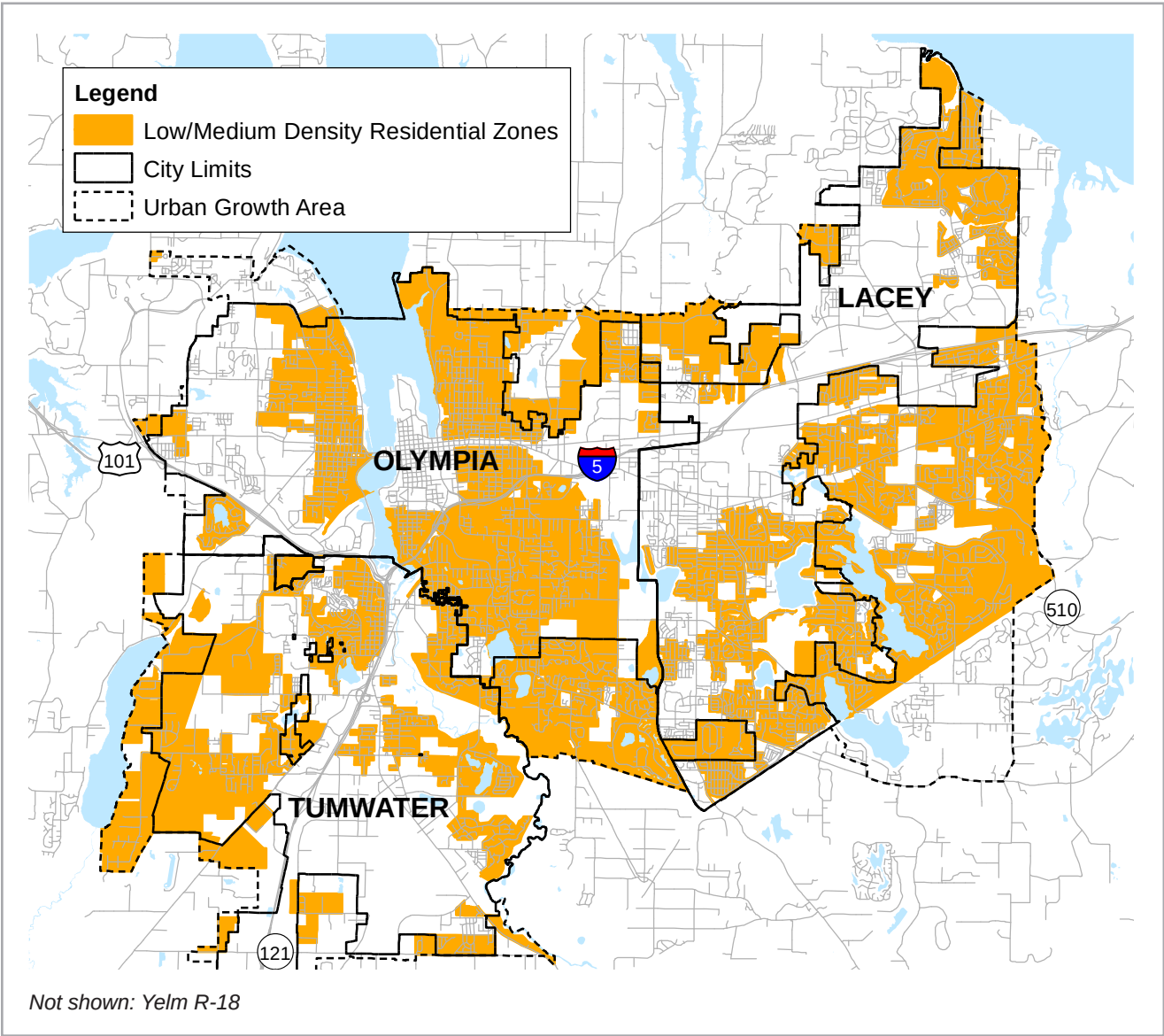
Increasing density in these zones has modest impact on capacity. The increases in density modeled in the land use alternative only affected a relatively small number – less than five percent – of properties. However, given that the zones included in the alternative cover roughly half of Lacey, Olympia, and Tumwater’s land area, the overall effect was to increase capacity by 3,000 units (Table 8-3).

Table 8-3: Residential Capacity in Select Lacey, Olympia, and Tumwater Residential Zones

City/UGA	Zone	Baseline	Land Use Alternative
Lacey	LD 0-4	2,190	2,630
Lacey	LD 3-6	3,510	3,910
Olympia	R-4-8	5,020	5,930
Olympia	R-6-12	1,080	1,200
Tumwater	SFL	4,580	5,100
Tumwater	SFM	2,210	2,820
Yelm	R-14	360	390
Total		18,950	21,980

*Note: *Land use alternative does not include a change in assumptions.*

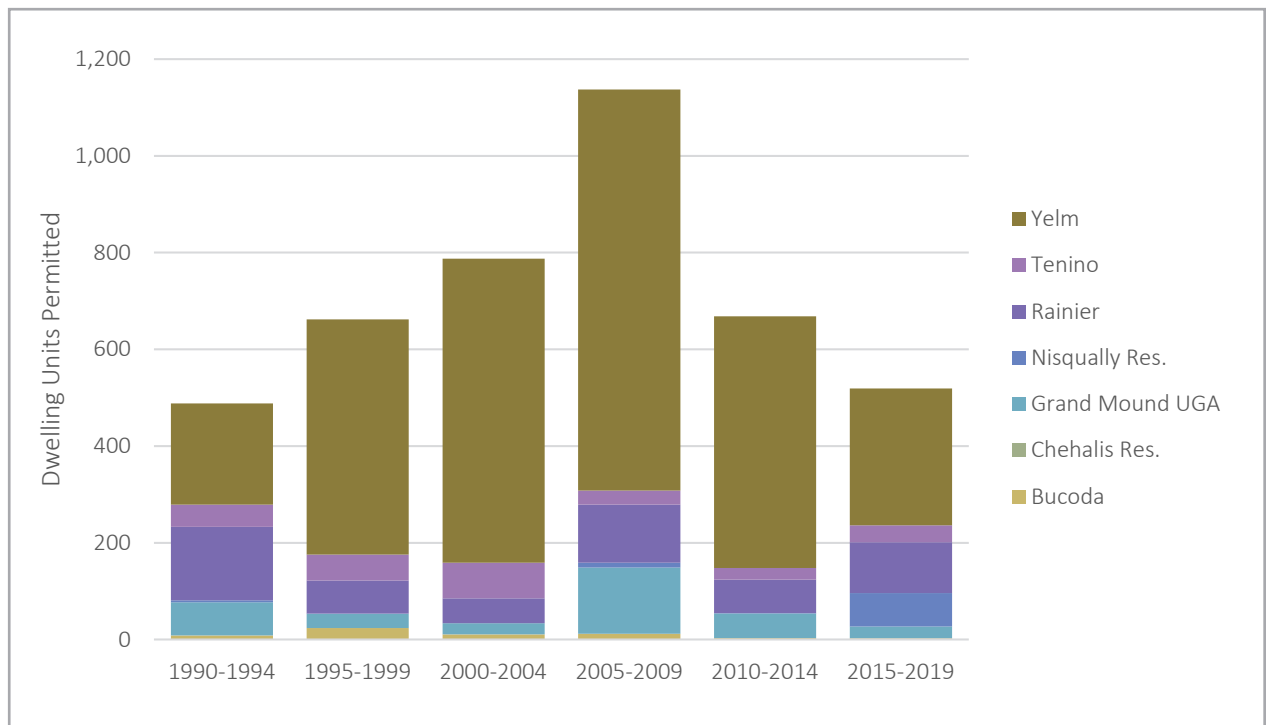
Figure 8-8: Low/Medium-Density Residential Zones



South County Communities and Tribal Reservations

South County Communities include the cities of Rainier, Tenino, and Yelm, the Town of Bucoda, the Nisqually Indian Reservation, the Confederated Tribes of the Chehalis Reservation, and the Grand Mound urban growth area. These communities serve as cultural and commercial hubs for the surrounding rural areas. Sustainable Thurston's vision for south county communities is for vibrant business districts where the small-town character is preserved.

Figure 8-9: Dwellings Units Permitted in South County Communities



Since 1990, south county communities and tribal reservations have averaged about 140 new dwelling units per year. Nearly 70 percent of development is in Yelm, one of the fastest growing communities in Washington State. Forecasting growth for these communities is challenging since there is a small amount of data from which to draw trends. For Bucoda and Rainier, the lack of a sewer system is a barrier for development and there is uncertainty around if and when systems might be constructed.

Thurston County's south county communities share many of the characteristics of the north county communities, but on a smaller scale. They function as centers of activity for the surrounding rural area. For this reason, housing growth in these areas would support both of the Sustainable Thurston land use targets. However, in recognizing the character of these areas and Sustainable Thurston's vision for the south county communities, the land use alternative only analyzed modest changes in zoning assumptions in areas identified by jurisdiction staff. With these assumptions, capacity increased by about 180 units (Table 8-4).

**Table 8-4: Residential Capacity in
Select South County Zones**

Jurisdiction	Zone	Baseline Forecast	Land Use Alternative
Tenino	C-1	< 10	< 10
Tenino	C-2	< 10	< 10
Tenino	C-3	10	20
Yelm	C-1	80	170
Yelm	C-2	40	70
Yelm	CBD	70	80
Yelm	R-14	360	390

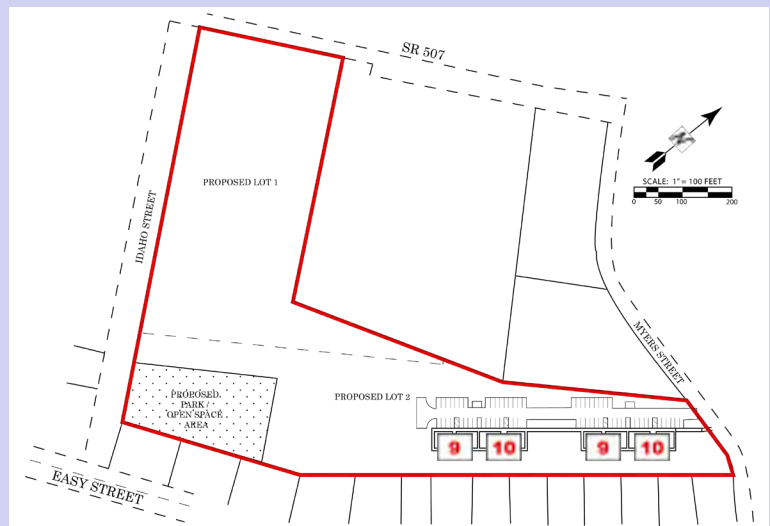
South County Communities: Trotter Downs Estates

The Trotter Downs Estates apartment complex was approved by the City of Rainier in 2020. The development consists of 38-units across four buildings. The property sits on a 10-acre lot that was later subdivided, separating the commercial-zoned area fronting SR-507 from the residential portion.

The project is unique in several ways: it is one of the few apartment complexes outside of Yelm built in the south county over the past few decades, and it is built on septic systems. The developer — Doug Bloom — has three decades of experience building similar-scale projects in Thurston County. This experience helped with the hydrogeologic study, design, and engineering of the commercial septic system required by the project. Bloom's company has the necessary licenses needed to operate such a system, although they have opted to contract out septic operation for other projects.

Due to these requirements, this type of project typically does not pencil out with fewer than eight units. Bloom estimates he would have been able to build double the units if he had access to sewer. Should sewer become available, the buildings are sited in a way that does not preclude additional development.

Bloom notes there is considerable demand for apartments in the south county. The cost of land in Rainier allows him to offer rents that are lower than in nearby Lacey and Yelm. And while the technical aspects of this type of development may be challenging for someone without the experience, Bloom says the bigger barrier is the lack of parcels large enough for similar projects to pencil out.



Rural Areas

Rural areas are the unincorporated parts of Thurston County outside of an urban growth area or tribal reservation. The rural areas contain a wide range of residential land use types:

- Rural communities, such as Rochester, Littlerock, or Boston Harbor.
- Small-lot developments along lakes and shorelines.
- Low-density development, mainly five-acre minimum lot sizes, but also ten- and 20-acre minimums.
- Natural resource zoning (Long-term agriculture, long-term forestry, and Nisqually agriculture).

Rural Residential and Resource Lands

Rural unincorporated Thurston County has significant capacity for new housing — approximately 17,300 new units — but lower growth rates compared to the urban areas. Over the past 20 years, the rural county has seen about 500 new units per year compared to 1,300 in the urban areas. While the availability of housing and developable land in the urban county affect development in the rural county, the opposite is not necessarily true.

Much of the developable land in the rural unincorporated county is valuable for farm and forestry and is under increasing pressure to develop. The Thurston County Comprehensive Plan's Natural Resource chapter includes the goals of no net loss of farmland and timberlands (Goals 1 and 5). This is consistent with the Sustainable Thurston vision of a thriving natural resource-based economy in rural areas. A strong economy in the rural county promotes resiliency and self-sufficiency.

Thurston County has two strategies to protect agricultural activities. Natural resource zoning — Long-term Agriculture (LTA), Nisqually Agriculture (NA), and Long-term Forestry (LTF) — help preserve large parcels needed for many agricultural activities. Current use tax programs provide tax relief for property owners who commit to keeping land in agricultural or forestry uses. TRPC estimates that there are roughly 56,400 acres of farmland⁷ and 196,000 acres of timberland in rural Thurston County. This estimate includes land within the zones and tax programs discussed above, as well as parcels with 5 acres or more of cultivated/pasture land covers.

Of the estimated 56,400 acres of farmland in rural Thurston County, approximately 20,200 are developable, with capacity for 3,380 new homes. Of the 196,000 acres of timberland, 39,200 acres are developable, with capacity for 6,830 new homes. This accounts for about 60 percent of rural Thurston County's capacity for new housing.

The land use alternative assumed there would be no new housing development on farm and timberlands. Combined with the increased capacity in urban areas, the scenario shows that Thurston County can accommodate its housing growth while preserving natural resource lands, which would be difficult to achieve under the status quo. The land use alternative would reduce the pressure to develop farm and timber lands important

⁷TRPC estimates there are 60,500 acres of farmland in Thurston County, of which 56,400 -- 94 percent -- are in the rural unincorporated County. See "Estimates of Farm and Forestland" on page 95 for a comparison of different farmland inventories.

to sustain a natural resource economy and local food production system. Without the strategies identified in the land use alternative, it is likely that some farmland – especially lands closest to the urban areas – will convert to housing.

Table 8-5: Farmland and Forestlands at Risk of Development in Rural Thurston County

	Total Acres	2020 Housing Units	Projected Housing 2020-2040	Housing Capacity
Farmland	56,400	1,610	1,190	3,380
... LTA / NA Zone	15,400	360	110	350
... Current Use Tax Program, excluding above	21,500	570	820	2,300
... Other parcels*, excluding above	19,500	680	260	730
Forest / Timberland	196,000	250	2,410	6,830
... LTF Zone	143,600	80	0	0
... Current Use Tax Program, excluding above	52,400	170	2,410	6,830
Not Farm or Forestland	143,700	33,460	2,790	7,070
Total	396,100	35,320	6,390	17,280

Note: "Other" includes parcels with five or more acres of cultivated or pasture land covers in the 2016 NOAA C-CAP imagery. Projected housing is the number of new units that are expected over 20 years based on where there is developable land and past development trends. Housing capacity is the theoretical maximum number of units that could be built based on zoning, environmental constraints, and existing use.

Estimates of Farm and Forestland

Natural Resource Zoning

Under GMA, cities and counties are directed to designate natural resource lands and identify steps to preserve them. Thurston County has three zones related to farm and timberlands

- Long-term Agriculture: 14,500 acres
- Nisqually Agriculture: 1,000 acres
- Long-term Forestry: 143,600 acres

Zoning does not guarantee that the land will remain in production, but it does limit incompatible uses and lot subdivision.

Current Use Tax Programs

Current use tax programs provide an incentive for landowners to keep land in farm or timber use in return for a tax break. Thurston County has four programs.

- Designated Forest Lands: 127,260 acres
- Open Space Farm and Agriculture: 32,843 acres
- Open Space Timber Land: 2,245 acres
- Open Space Open Space: 3,264 acres

The programs are not permanent protection. Land may be unenrolled, but the landowner must pay back some of the discounted taxes.

Land Cover Imagery

Land cover data derived from aerial or satellite imagery provides an estimate of where agricultural activities are occurring. 2016 NOAA C-CAP data was used for this report.

- Cultivated land cover: 6,300 acres
- Pasture/Hay land cover: 36,900 acres

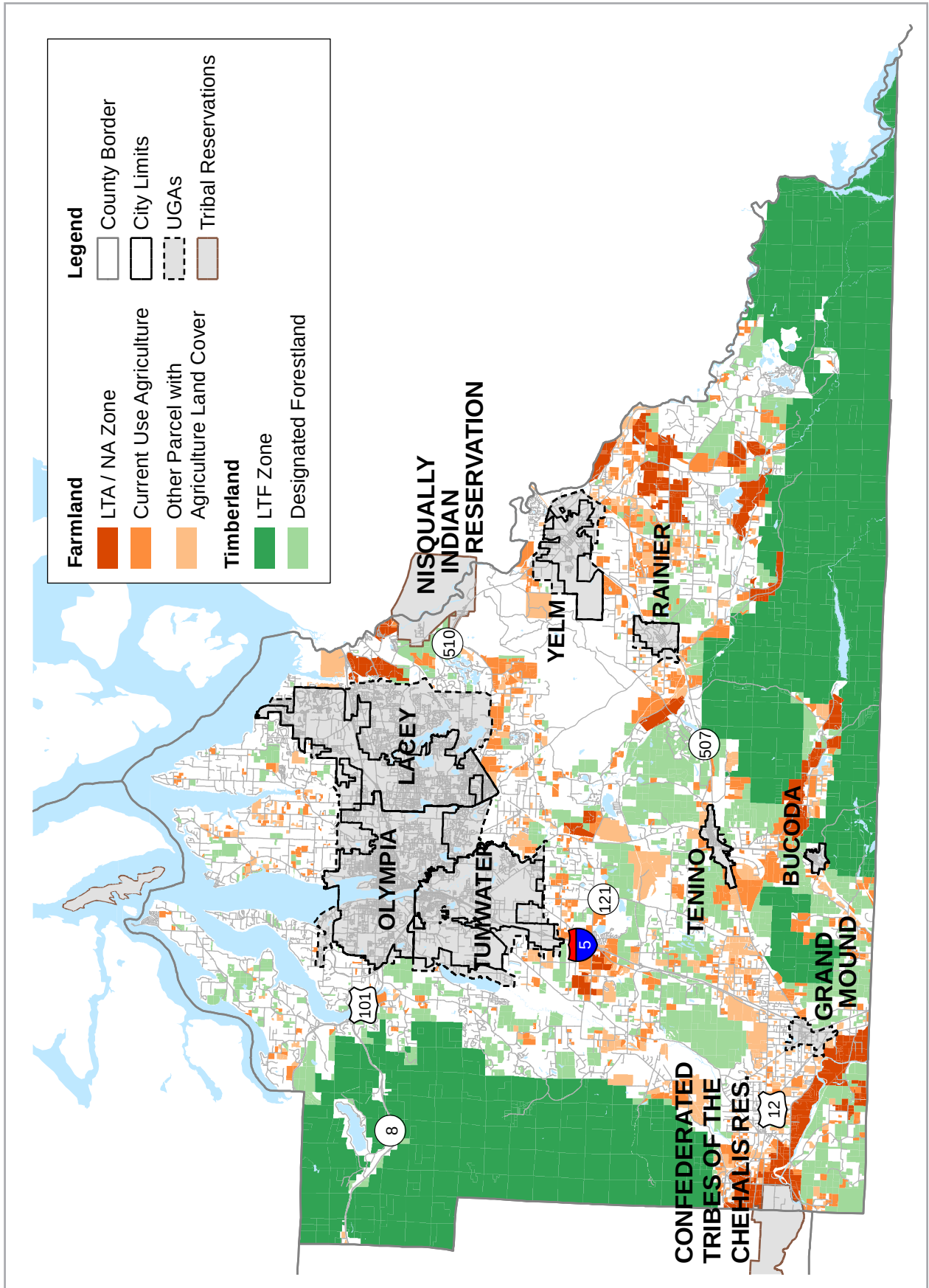
Other sources of land cover data include the American Farmland Trust and USDA's Cropland Data Layer.

Other Sources

Numerous other data sources provide estimates of land in agricultural use.

- USDA 2017 Census of Agriculture: 62,250 acres
- Washington Dept. of Agriculture's Agricultural Land Use layer: 33,100 acres

Figure 8-10: Farm and Forestland in Thurston County



Rural Commercial Areas

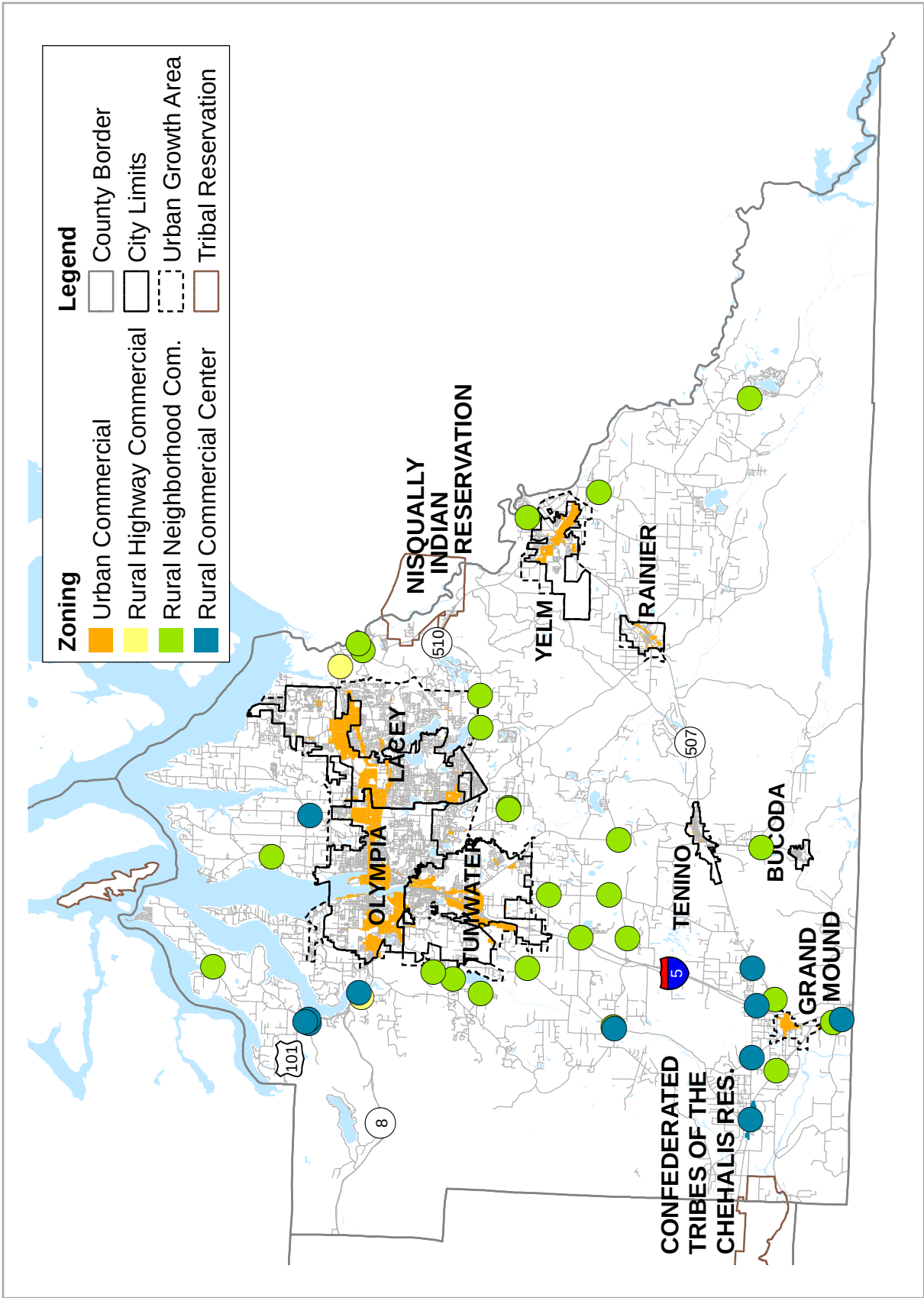
Since there is limited commercial and retail development in the rural areas, residents rely on businesses in the north county urban areas and south county communities. Rural Commercial Center (RCC) is the primary commercial zoning district serving rural residents. The Neighborhood Convenience (NC) zoning district provides for small businesses that serve nearby residents with convenience services, and is typically less than an acre in size. The Highway Commercial (HC) zone also allows commercial development but is intended to serve the traveling public. Commercial zoning in the rural county generally includes land uses that pre-date the Growth Management Act. Figure 8-11 shows the location of rural commercial zones.

On average, rural households live 1.4 miles from a commercial area (Table 8-6). For three-quarters of these households, the nearest commercial area is in the rural unincorporated county. For 11 percent, it is in a south county community. For remaining households, the nearest commercial area is in the Lacey, Olympia, or Tumwater urban area. All households need access to commercial areas for goods and services. Their location and the distances they must travel to get to those services have implications for traffic congestion and greenhouse gas emissions.

Table 8-6: Proximity to Commercial Centers

	Average Distance (Miles) to Commercial Area	Location of Nearest Commercial Center		
		Rural County	North County Urban Area	South County Urban Area
Urban Households	0.3	1%	92%	7%
Rural Households	1.4	76%	14%	11%

Figure 8-11: Rural Commercial Zoning



9. RECOMMENDATIONS

What actions are needed to meet regional goals?

Sustainable Thurston established a vision that saw the Thurston Region becoming a model for sustainability and livability through innovation and leadership within the span of a single generation. The analysis completed for Volume II of the 2021 Buildable Lands Report concludes that we are not on track to meet the two land use targets developed for Sustainable Thurston’s priority goals.

The goals and targets developed for Sustainable Thurston were intended to be aspirational, pushing local partners to stretch toward an outcome that was attainable, but ambitious. Unlike the GMA requirements discussed in Volume I of this report, local jurisdictions are not required to achieve the targets set in Sustainable Thurston. Nevertheless, as part of the outreach for this Buildable Lands Report, local jurisdictions and stakeholders reaffirmed the value of this regional vision, including its land use goals and targets, in guiding plans and policy for land use development, including for the upcoming round of periodic Comprehensive Plan updates. These land use goals are also seen as critical to supporting other regional priorities, including climate mitigation and housing affordability.

In 2012, an Urban Corridors Task Force commissioned by Thurston Regional Planning Council published a list of recommendations for achieving more compact, transit-supportive land-use patterns in urban areas. This report, which heavily influenced the Sustainable Thurston land use goals, included the following note:

“ *Adopted land use and transportation plans envision the emergence of dynamic urban centers offering an array of ‘car-lite’ lifestyle choices not currently available in Thurston County. This is an ambitious goal for a region of our size. Achieving this takes more than vision and regulations. It takes proactive, strategic measures on the part of local governments, and new public/private partnerships. It requires new ways of thinking about the value of urban investments and development, and that takes political leadership and courage. It will take bold measures to make our urban vision real.* **”**

Nearly a decade later, TRPC’s analysis of projected future growth patterns bears out this conclusion. Despite having a shared vision, and despite the regulatory changes jurisdictions have undertaken in recent years to support increased urban development and preserve sensitive rural lands, the region is not on pace to meet the land use targets identified for the Sustainable Thurston plan. While we foresee some progress toward more concentrated urban development, particularly in city centers and corridors, we are likely to fall short of our vision without additional changes to development patterns.

The land use alternative modeled for this report points to some strategies by which our region may still make substantial progress toward achieving the Sustainable Thurston vision. These recommendations were developed with input from the Buildable Lands Advisory Committee. The recommendations may be considered by jurisdictions and community partners as they develop and review local plans and programs.

Changing our current trajectory toward a land use pattern more in line with the Sustainable Thurston vision will require adjustments to growth patterns in both urban and rural areas. The land use alternative shows this will depend on a greater concentration of development in our existing urban areas and significantly less development of rural natural resource lands than will likely occur under business-as-usual conditions. Achieving this outcome will require proactive leadership from county and city policymakers who recognize this interdependence and seek continued partnership in pursuing a shared vision for the benefit of the community as a whole.

A series of past studies and planning efforts have identified strategies and actions to drive the type of development patterns called out in the Sustainable Thurston vision. While some of these past recommendations have been completed or are underway, and others may no longer be relevant, these studies contain many viable ideas drawn from the expertise and input of partners across the region. They should be reviewed as a starting place when looking for strategies in specific areas.

- Revitalizing Urban Transit Corridors, TRPC Urban Centers and Corridors Task Force (2012)
- Sustainable Thurston (2013)
- Woodland District Strategic Plan (2013)
- Tumwater Brewery District Plan (2014)
- Capitol Boulevard Corridor Plan (2014)

- Martin Way District Report (2014)
- Mainstreet 507: Rainier's Binghamton Street (2016)
- Mainstreet 507: Tenino's Sussex Avenue (2016)
- City of Olympia Downtown Strategy (2017)
- Main Street Rochester (2019)

General Recommendations

1. Continue to work toward the Sustainable Thurston land use goals, while acknowledging that we may need a longer timeframe than 2035 to achieve the targets.
 - Include strategies to advance Sustainable Thurston goals in the next round of periodic Comprehensive Plan updates.
 - Evaluate the implications of not meeting the Sustainable Thurston land use targets on the region's climate mitigation targets.
2. Let regulatory changes set the stage, by creating a vision and removing barriers, and support efforts by the private market that complete the vision. Look for strategic opportunities and partnerships to accelerate development that will advance multiple goals.
 - Promote local workforce development and training so Thurston County has the expertise in place — builders, architects, engineers, developers, etc. — to construct the amount and types of housing envisioned in Sustainable Thurston.
3. Articulate the tradeoffs in policies and site-specific development decisions that impact our ability to meet the Sustainable Thurston vision and targets, as a formal part of the decisionmaking process. These tradeoffs include housing affordability, climate impacts, habitat/wildlife preservation, local agriculture systems, public health, costs, and equity.
 - When a proposal would remove land with residential capacity from that use, capacity should be replaced elsewhere in the urban area, rather than accommodated in the rural area.
 - Other potential tools include: regional comparison of impact fees, land swaps for prime agriculture land, Transfer of Development Rights program.

-
4. Continue to actively involve the public in developing the vision for their neighborhoods, and in understanding and balancing the tradeoffs associated with achieving the Sustainable Thurston targets.
 5. Continue to address the need for affordable housing by implementing the strategies identified in Housing Action Plans and through other partnerships, such as the Regional Housing Council.

Urban Centers and Corridors

6. Continue to increase the amount of residential development in city centers.
 - Implement recommendations from past planning efforts, including the Olympia Downtown Strategy, Lacey Woodland District, and Tumwater Brewery District plans.
 - Review development trends and refine the use of policies that are resulting in increased development in urban centers, such as Multifamily Tax Exemption (MFTE), parking requirement and impact fee waivers.
7. Increase the amount of residential development in mixed use zones along corridors. In corridor zones that allow a mix of commercial and residential uses, the land use alternative assumed a greater share of land would develop with residential uses (generally 10 percentage points more).
 - Review and, where appropriate, apply some successful standards from “downtown” urban centers to corridors, such as minimum densities, impact fee waivers/credits, reduced parking requirements, Multifamily Tax Exemption (MFTE).
 - Pursue Planned Action Environmental Impact Statements (EIS) for subareas or key locations along corridors to reduce uncertainty for developers and incentivize development.
 - Coordinate with transit providers to ensure areas with high-density zoning have access to transit, and areas with existing frequent transit service are zoned appropriately. Plan for highest-density nodes along corridors to better support access to frequent transit service.

8. Create incentives for redevelopment at key redevelopment sites located along corridors that could include significant amounts of new housing.
 - Create subarea plans for areas that may need support from the public sector to redevelop, similar to those created for the Brewery District in Tumwater and Woodland Square in Lacey. The land use alternative identified four potential priority sites: Capitol Village/Target Plaza (Olympia), Point Plaza East/West (Tumwater), WinCo Foods Plaza, Martin Way (Lacey UGA).
9. Review urban corridor “boundaries.”
 - Assess whether population and/or transportation patterns create a need to identify new or expand existing corridor boundaries.
 - For any new or expanded corridor areas, coordinate planning to ensure future land use and transportation infrastructure supports the Sustainable Thurston land use vision and multimodal travel.

Neighborhood Centers

10. Identify and more clearly define the vision, intent, and function of urban Neighborhood Centers.
 - Consider how Neighborhood Centers with denser housing and commercial goods and services could develop in areas with access to one or more transit routes.
11. Increase the density of residential development near Neighborhood Centers. The land use alternative assumed minimum densities of 15 units per acre in existing residential zones within 500 feet of neighborhood centers.
12. Identify the types of businesses that will best serve households surrounding Neighborhood Centers and create incentives to attract and support those businesses. The land use alternative identified 29 sites with neighborhood-retail-type zoning that currently lack the type of businesses that serve nearby residents’ day-to-day needs.
13. Identify whether there are additional locations where future residential density may support new neighborhood centers.

Wider Urban Areas

14. Increase residential development within the wider urban area (i.e. more than a half-mile from urban centers, urban corridors, and neighborhood centers). The land use alternative looked at increasing zoning densities in existing low/medium-density residential zones.
 - Continue efforts to expand the range of housing type options (duplexes, cottage housing, accessory dwellings, etc.) in predominantly single-family neighborhoods.
15. Consider options for areas where lack of infrastructure is a barrier to future development.
 - Identify infill properties where lack of local sewer connection or other infrastructure-related site constraints are a barrier to development. Make strategic investments to extend utility and other infrastructure to areas where there is not enough future development potential to pay for the improvements that will support higher density growth.
 - Consider options for areas on the edges of UGAs considered difficult to sewer. The 2021 Buildable Lands assessment identified several locations where extending sewer poses a challenge (Black Lake UGA, Northeast Olympia, Southeast Olympia, Northwest Lacey, Southeast Lacey), but also found these areas are generally zoned for low-density development and have minimal residential capacity. Options include maintaining low densities, or removing areas from Urban Growth Area boundaries where environmental constraints make them unlikely to be served by urban utilities within the 20-year planning horizon.
 - Identify areas with agricultural land that may not be suitable for urban development due to infrastructure constraints. Consider options for these areas, such as natural resource zoning or removal from the Urban Growth Area.

South County Cities

16. Continue support for modest mixed-use growth, infill development, and increased amount of residential development in commercial centers.

Rural and Natural Resource Lands

17. Support strategies to preserve natural resource lands, including those used for agriculture and forestry, and support existing natural resource uses.
18. Consider whether future residential density may support new rural commercial centers.

APPENDICES

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APPENDIX I: 2020 UPDATES

The population and employment forecast allocations adopted by Thurston Regional Planning Council used 2017 baseline data and extended the forecast horizon out to 2045. The following adjustments were made to “roll up” the base year to 2020.

Population and Housing Forecast

Residential building permits issued in 2017, 2018, and 2019 were collected from jurisdictions. New dwellings were added to the baseline. Total residential capacity was reduced on parcels with new development. The housing forecast allocations to planning areas were not adjusted based on the changes in capacity.

A coding error was corrected to allow development or redevelopment on parcels with parking lots and no other existing development.

Employment Forecast

Commercial building permits issued between 2017 and 2019 were collected from jurisdictions to estimate new building area developed since 2017. New building area was subtracted from the total land supply.

2020 and 2040 employment estimates for small areas were interpolated using the adopted countywide employment forecast, which is broken out into five-year intervals, for each employment industry. This assumes a relatively straight-line increase in employment and does not account for cycles of employment growth and decline.

A discrepancy between the countywide employment forecast and forecast allocations was corrected.

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APPENDIX II: RESIDENTIAL CAPACITY BY PLANNING AREA

The following table provides 2020 residential capacity by planning area for the baseline scenario.

Planning Area	City	UGA	Total
Lacey			
Central	1,760	0	1,760
Hawks Prairie	1,130	580	1,710
Horizons	470	10	480
Lakes	600	790	1,390
Meadows	350	1,480	1,830
Pleasant Glade	310	1,360	1,670
Seasons	0	3,890	3,890
Tanglewilde Thompson Place	40	1,490	1,530
Lacey Total	4,660	9,590	14,250
Tumwater			
Airport	740	0	740
Brewery	660	0	660
Bush Prairie	650	0	650
Deschutes	180	0	180
Little Rock	2,560	100	2,660
Mottman-Black Lake	150	0	150
New Market	100	0	100
SE Capitol Boulevard	790	0	790
Southside	0	1,710	1,710
SW Tumwater	90	0	90
Trosper	980	10	980
Tumwater Hill	770	70	840
Westside	0	1,250	1,250
Tumwater Total	7,660	3,140	10,800

Planning Area	City	UGA	Total
Olympia			
Downtown	1,560	0	1,560
High Density Corridor - Eastside	920	0	920
High Density Corridor - Westside	770	0	770
Northside	1,970	530	2,490
Northwest	0	180	180
Southside	3,770	760	4,530
Southwest	650	220	870
Westside	3,150	0	3,150
Olympia Total	12,800	1,680	14,480
Yelm			
Master Planned Community	5,730	0	5,730
Yelm	2,240	660	2,900
Yelm Total	7,970	660	8,630
Bucoda	210	0	210
Rainier	820	100	920
Tenino	570	20	580
Grand Mound	0	370	370
Urban Areas Total	34,680	15,550	50,230
Rural Areas Total	-	-	17,280

APPENDIX III: RESIDENTIAL CAPACITY AND MODEL ASSUMPTIONS

The following tables give assumptions used in the land capacity model and estimated residential capacity in the baseline scenario and land use alternative. Complete documentation for the land capacity model is available at www.trpc.org/236.

Abbreviations

BSL	Baseline Forecast
LUA	Land Use Alternative
UGA	Unincorporated urban growth area

Notes

- A. Assumptions modified for land use alternative
- B. Density of 15 units per acre used for parcels within 500 feet of a neighborhood center
- C. Mixed use assumption further increased at four redevelopment sites
- D. Assumed parcels with farm or forest criteria would not be developed (no capacity)

		Density		Mixed Use		Capacity		
		Average units per acre for new development.		What percent of developed land will be residential?		How many new units could be built, including redevelopment?		
Zone		BSL	LUA	BSL	LUA	BSL	LUA	Note
Bucoda								
COM	City	2.0	2.0	25%	25%	8	8	
IND	City	—	—	0%	0%	0	0	
MF	City	2.0	2.0	100%	100%	8	8	
PU	City	—	—	0%	0%	0	0	
RES	City	2.0	2.0	100%	100%	199	199	
Total						214	215	
Grand Mound								
AC	UGA	8.3	8.3	10%	10%	75	75	
LI	UGA	—	—	0%	0%	0	0	
PID	UGA	—	—	0%	0%	0	0	
R3-6/1	UGA	6.3	6.3	100%	100%	216	216	
R4-16/1	UGA	8.3	8.3	100%	100%	75	75	
Total						366	366	

		Density		Mixed Use		Capacity		Note
		Average units per acre for new development.		What percent of developed land will be residential?		How many new units could be built, including redevelopment?		
Zone		BSL	LUA	BSL	LUA	BSL	LUA	
Lacey								
AG	UGA	0.2	0.2	100%	100%	10	10	
AQUATC	City	—	—	0%	0%	0	0	
AQUATC	UGA	—	—	0%	0%	0	0	
C	City	—	—	0%	0%	0	0	
CBD 4	City	20.0	20.0	10%	20%	30	64	A
CBD 5	City	20.0	20.0	10%	20%	91	127	A
CBD 6	City	20.0	20.0	10%	20%	44	87	A
CBD 6	UGA	20.0	20.0	10%	20%	0	0	A
CBD 7	City	20.0	20.0	10%	10%	8	9	
CCD	City	—	20.0	0%	40%	0	57	A
CO	City	20.0	20.0	5%	5%	46	46	
GC	City	—	—	0%	0%	0	0	
HD	City	20.0	20.0	100%	100%	974	974	
HD	UGA	20.0	20.0	100%	100%	575	575	
HPBD-BC	City	12.5	12.5	2%	2%	71	71	
HPBD-C	City	12.5	12.5	2%	2%	18	18	
LD 0-4	City	6.3	8.0	100%	100%	752	989	A,B
LD 0-4	UGA	6.3	8.0	100%	100%	1,439	1,646	A,B
LD 3-6	City	8.3	10.0	100%	100%	242	271	A,B
LD 3-6	UGA	8.3	10.0	100%	100%	3,270	3,642	A,B
LHN	City	2.0	2.0	100%	100%	30	30	
LI	City	—	—	0%	0%	0	0	
LI	UGA	—	—	0%	0%	0	0	
LI-C	City	—	—	0%	0%	0	0	
MD	City	12.5	12.5	100%	100%	974	976	
MD	UGA	10.0	10.0	100%	100%	826	826	
ME	City	—	—	0%	0%	0	0	
ME	UGA	—	—	0%	0%	0	0	
MGSA	UGA	8.3	8.3	100%	100%	2,407	2,407	
MHDC	City	20.0	20.0	50%	60%	355	406	A
MHDC	UGA	20.0	20.0	50%	60%	532	713	A,C
MMDC	City	8.3	8.3	50%	50%	71	71	
MMDC	UGA	12.5	12.5	50%	50%	160	160	
NATURL	City	0.1	0.1	100%	100%	1	1	
NC	City	—	20.0	0%	40%	0	9	A
NC	UGA	—	20.0	0%	40%	0	20	A
OS-I	City	—	—	0%	0%	47	47	
OS-I	UGA	—	—	0%	0%	0	0	
OSI-P	City	—	—	0%	0%	0	1	
OSI-P	UGA	—	—	0%	0%	0	0	
OSI-S	City	—	—	0%	0%	0	0	
OSI-S	UGA	—	—	0%	0%	0	0	
SHORES	City	4.0	4.0	100%	100%	3	3	
SMU	City	—	—	0%	0%	0	0	
URBCON	City	1.0	1.0	100%	100%	3	3	
V(U)C	City	8.3	8.3	60%	60%	178	178	
V(U)C	UGA	8.3	8.3	75%	75%	373	373	
WD	City	50.0	50.0	40%	60%	720	1,284	A,C
Total						14,248	16,093	

		Density		Mixed Use		Capacity		
		Average units per acre for new development.		What percent of developed land will be residential?		How many new units could be built, including redevelopment?		
Zone		BSL	LUA	BSL	LUA	BSL	LUA	Note
Olympia								
AS	City	—	—	0%	0%	0	0	
COSC	UGA	12.5	12.5	25%	25%	31	31	
CSH	City	—	—	0%	0%	0	0	
DB	City	100.0	100.0	40%	50%	730	1,270	A
GC	City	12.5	12.5	2%	2%	106	106	
HDC-1	City	8.3	8.3	5%	40%	1	16	A
HDC-2	City	8.3	8.3	5%	40%	2	22	A
HDC-3	City	8.3	8.3	15%	40%	25	76	A
HDC-4	City	100.0	100.0	15%	40%	1,606	4,677	A,C
I	City	—	—	0%	0%	0	0	
LI-C	City	—	—	0%	0%	0	0	
LI-C	UGA	—	—	0%	0%	0	0	
MHP	City	8.3	8.3	100%	100%	7	7	
MR-10-18	City	10.0	10.0	100%	100%	127	129	
MR-7-13	UGA	8.3	8.3	100%	100%	0	0	
MS	City	20.0	20.0	40%	40%	212	213	
NR	City	7.1	20.0	10%	40%	2	26	A
NR	UGA	7.1	20.0	10%	40%	6	21	A
NV	City	12.5	12.5	85%	85%	376	376	
PO/RM	City	20.0	20.0	50%	50%	754	773	
PUD	City	20.0	20.0	50%	50%	55	57	
R-1/5	City	0.2	0.2	100%	100%	5	5	
R-1/5	UGA	0.2	0.2	100%	100%	27	27	
R-4	City	2.0	2.0	100%	100%	16	16	
R-4	UGA	2.0	2.0	100%	100%	110	110	
R-4-8	City	6.7	8.0	100%	100%	2,796	3,363	A,B
R-4-8	UGA	6.7	8.0	100%	100%	932	1,092	A
R-4-8 T	City	7.1	8.0	100%	100%	1,056	1,212	A,B
R-4-8 T	UGA	7.1	8.0	100%	100%	238	261	A,B
R-4CB	City	4.0	4.0	100%	100%	284	284	
R-6-12	City	9.1	10.0	100%	100%	1,046	1,159	A,B
R-6-12	UGA	9.1	10.0	100%	100%	36	39	A,B
RLI	City	4.0	4.0	100%	100%	455	455	
RLI	UGA	4.0	4.0	100%	100%	129	129	
RM-18	City	20.0	20.0	100%	100%	915	918	
RM-18	UGA	20.0	20.0	100%	100%	174	174	
RM-24	City	20.0	20.0	100%	100%	984	985	
RM-H	City	100.0	100.0	95%	95%	0	0	
RMU	City	100.0	100.0	50%	50%	7	23	
UR	City	100.0	100.0	95%	95%	161	184	
UV	City	12.5	12.5	75%	75%	184	184	
UW	City	100.0	100.0	30%	40%	582	759	A
UWH	City	100.0	100.0	80%	80%	304	427	
Total						14,481	19,605	

		Density		Mixed Use		Capacity		
		Average units per acre for new development.		What percent of developed land will be residential?		How many new units could be built, including redevelopment?		
Zone		BSL	LUA	BSL	LUA	BSL	LUA	Note
Rainier								
CC	City	2.0	2.0	25%	25%	8	8	
FRL	City	—	—	0%	0%	0	0	
HC	City	2.0	2.0	25%	25%	12	12	
IND	City	—	—	0%	0%	0	0	
NC	UGA	2.0	2.0	25%	25%	0	0	
PF	City	—	—	0%	0%	0	0	
R6/8	City	3.0	3.0	100%	100%	489	486	
R8/25	City	3.0	3.0	100%	100%	176	174	
REN 0.25	City	3.0	3.0	100%	100%	48	48	
REN 0.35	City	2.9	2.9	100%	100%	2	2	
REN 1.00	City	1.0	1.0	100%	100%	2	2	
RRR1/5	UGA	0.2	0.2	100%	100%	96	96	
SC	City	2.0	2.0	10%	10%	83	78	
T/OS/P	City	—	—	0%	0%	0	0	
Total						915	905	
Tenino								
C-1	City	12.5	12.5	10%	20%	1	4	A
C-2	City	12.5	12.5	10%	20%	1	3	A
C-3	City	12.5	12.5	25%	35%	10	21	A
I	City	—	—	0%	0%	0	0	
MF	City	10.0	10.0	100%	100%	8	8	
P/SP	City	—	—	0%	0%	0	0	
PO	City	8.0	8.0	25%	25%	0	0	
RRR1/5	UGA	0.2	0.2	100%	100%	18	18	
SF	City	8.0	8.0	100%	100%	337	337	
SF-D	City	8.0	8.0	100%	100%	27	27	
SF-ES	City	4.0	4.0	100%	100%	68	68	
WT	City	8.0	8.0	75%	75%	115	115	
Total						585	601	

		Density	Mixed Use		Capacity		Note	
		Average units per acre for new development.		What percent of developed land will be residential?		How many new units could be built, including redevelopment?		
Zone		BSL	LUA	BSL	LUA	BSL	LUA	
Tumwater								
ARI	City	—	—	0%	0%	0	0	
BD	City	20.0	20.0	25%	30%	650	663	A
BP	UGA	—	—	0%	0%	0	0	
CBC	City	33.3	33.3	50%	60%	599	807	A,C
CD	UGA	12.5	12.5	2%	2%	0	0	
CS	City	12.5	12.5	2%	2%	0	0	
GB	City	—	—	0%	0%	0	0	
GB	UGA	—	—	0%	0%	0	0	
GC	City	12.5	12.5	5%	5%	141	142	
GC	UGA	—	—	0%	0%	0	0	
HC	City	—	—	0%	0%	0	0	
HI	City	—	—	0%	0%	0	0	
HI	UGA	—	—	0%	0%	0	0	
LI	City	—	—	0%	0%	0	0	
LI	UGA	—	—	0%	0%	0	0	
MFH	City	20.0	20.0	100%	100%	402	402	
MFM	City	12.5	12.5	100%	100%	970	970	
MFM	UGA	12.5	12.5	100%	100%	597	597	
MHP	City	8.0	8.0	100%	100%	44	44	
MU	City	20.0	20.0	20%	20%	76	76	
NC	City	—	20.0	0%	40%	0	8	A
NC	UGA	—	20.0	0%	40%	0	4	A
OS	City	—	—	0%	0%	0	0	
OS	UGA	—	—	0%	0%	0	0	
R/SR	City	4.0	4.0	100%	100%	370	370	
R/SR	UGA	4.0	4.0	100%	100%	122	122	
SFL	City	6.9	8.0	100%	100%	2,610	2,840	A,B
SFL	UGA	6.9	8.0	100%	100%	1,970	2,262	A,B
SFM	City	7.4	10.0	100%	100%	1,767	2,230	A,B
SFM	UGA	7.4	10.0	100%	100%	446	595	A
TC-C	City	—	—	0%	0%	0	0	
TC-MU	City	12.5	12.5	5%	30%	6	38	A
TC-PO	City	—	—	0%	0%	0	0	
TC-R	City	20.0	20.0	80%	80%	24	25	
Total						10,795	12,194	

		Density		Mixed Use		Capacity		
		Average units per acre for new development.		What percent of developed land will be residential?		How many new units could be built, including redevelopment?		
Zone		BSL	LUA	BSL	LUA	BSL	LUA	Note
Yelm								
AC	UGA	2.0	2.0	25%	25%	2	2	
C-1	City	7.1	7.1	10%	20%	79	170	
C-2	City	7.1	7.1	10%	20%	35	68	
C-3	City	7.1	7.1	10%	10%	12	12	
CBD	City	8.3	8.3	50%	60%	67	81	
I	City	—	—	0%	0%	0	0	
ID	City	—	—	0%	0%	0	0	
LI	UGA	—	—	0%	0%	0	0	
MPC	City	8.3	8.3	65%	65%	5,729	5,729	
P/OS	City	—	—	0%	0%	0	0	
R-14	City	20.0	22.0	100%	100%	355	388	
R-4	City	6.3	6.3	100%	100%	899	899	
R-6	City	7.4	7.4	100%	100%	792	792	
RR1/5	UGA	0.2	0.2	100%	100%	657	657	
Total						8,627	8,798	
Rural Thurston County								
HC	Rural	—	—	0%	0%	0	0	
LTA	Rural	0.1	0.1	100%	100%	347	1	D
LTF	Rural	—	—	0%	0%	0	0	
MGSA	Rural	0.2	0.2	100%	100%	703	199	D
MR	Rural	—	—	0%	0%	0	0	
NA	Rural	—	—	0%	0%	0	0	
NC	Rural	—	—	0%	0%	0	0	
PP	Rural	—	—	0%	0%	0	0	
R 1/10	Rural	0.1	0.1	100%	100%	204	73	D
R 1/20	Rural	0.1	0.1	100%	100%	363	108	D
RCC	Rural	—	—	0%	0%	2	2	
RL1/1	Rural	1.0	1.0	100%	100%	798	727	D
RL1/2	Rural	0.5	0.5	100%	100%	331	321	D
RL2/1	Rural	2.0	2.0	100%	100%	542	530	D
RR1/5	Rural	0.2	0.2	100%	100%	251	108	D
RRI	Rural	—	—	0%	0%	0	0	
RRR1/5	Rural	0.2	0.2	100%	100%	13,506	4,946	D
UR 1/5	Rural	0.2	0.2	100%	100%	234	92	D
Total						17,282	7,107	

Climate Vulnerability and Risk Assessment

City of Lacey Resilience Sub-Element



January 31, 2025
Prepared by Raimi + Associates

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List of Acronyms

ACS: American Community Survey

CDC/ATSDR: Centers for Disease Control Agency for Toxic Substances and Disease Registry

Commerce: Washington Department of Commerce

DNR: Washington Department of Natural Resources

ENSO: El Niño Southern Oscillation

FEMA: Federal Emergency Management Agency

HMP: Hazard Mitigation Plan

HVAC: Heating, Ventilation, and Air Conditioning

IPCC: Intergovernmental Panel on Climate Change

JBLM: Joint Base Lewis-McChord

Lacey HMP Annex: Lacey Annex to the Hazard Mitigation Plan for the Thurston Region

NOAA: National Oceanic and Atmospheric Administration

NRI: National Risk Index

PSE: Puget Sound Energy

PSPS: Public Safety Power Shutoff

RCP: Representative Concentration Pathway

Regional HMP: Hazard Mitigation Plan for the Thurston Region

SVI: Social Vulnerability Index

TRPC: Thurston Regional Planning Council

UGA: Urban Growth Area

UW: University of Washington

WUI: Wildland-Urban Interface

1. Executive Summary

The Lacey Climate Vulnerability and Risk Assessment (Assessment) is a high-level evaluation of the climate-related hazards that affect the city. The Assessment is the technical analysis supporting the development of the Lacey Resilience Sub-Element of the Comprehensive Plan, as required by state law HB 1181. Specifically, the Assessment identifies potential climate hazard impacts that will affect Lacey and determines the impact of these hazards on key assets and populations within the city and its urban growth area (UGA). This analysis helps identify areas where additional adaptation strategies are needed to mitigate the negative impacts of climate change and guides the development of goals and policies for the Resilience Sub-Element.

1.1 Key Findings

1.1.1 Priority Climate-Related Hazards

Overall, Lacey has a low level of vulnerability and risk associated with climate change hazards. Only a small portion of the buildings, infrastructure, and other assets in the city and urban growth area (UGA) are projected to be impacted by climate change. Even so, events like heat waves, microburst storms, and wildfires that have not historically been part of Washington's climate are projected to be more frequent and extreme by mid- and end-of-century.

Severe weather, especially extreme winds, is a priority hazard based on historical events and the breadth of the impacts to people and assets. Severe weather events including extreme storms, winds, and cold can cause significant impacts that can be particularly dangerous for vulnerable populations.

Extreme heat is a priority hazard and should be considered separately from the other types of severe weather when crafting policy. Vulnerabilities to extreme heat are significantly different from those associated with other severe weather (extreme storms, wind, and cold). Specifically, extreme heat can be fatal within the span of a few-day event, and it requires preventative mitigation as much as it does rapid response like other weather-related hazards (e.g., getting power back on, clearing roads of trees, helping people whose homes have been damaged).

Wildfire smoke causes few impacts to assets but many serious impacts to people, particularly vulnerable populations. Wildfire smoke will become an even more serious hazard in Lacey in the future even if no wildfires occur within the city's boundaries. The same factors that make people vulnerable to the impacts of heat apply to the impacts of wildfire. The City should consider policies that address both hazards, especially since it is possible that extreme heat and wildfire smoke occur simultaneously.

Reassess wildfire risk when better mapping is available. Wildfire is rated as a low-risk hazard based on currently available mapping and data. However, the City recognizes the importance of wildfire and will reassess its risk level when new DNR wildfire risk assessment maps are available.

1.1.2 Population Vulnerabilities

Household characteristics are a leading factor in the climate vulnerability of Lacey residents. Specifically, age and health status are associated with some of the most severe consequences from extreme heat and wildfire, including smoke, due to physiological factors and less ability to evacuate.

Housing and transportation characteristics are the second greatest source of climate vulnerability of Lacey residents. Characteristics of housing quality, especially those related to insulation and cooling/ventilation, are associated with negative health impacts from extreme heat and wildfire smoke. People living in homes without air conditioning may be more likely to become ill or pass away during extreme heat events. Lack of air filtration systems to filter indoor air during smoky conditions can increase residents' likelihood of negative cardiovascular and/or pulmonary symptoms. Lack of transportation impacts residents' ability to travel to safer location when a climate hazard event is occurring.

People experiencing homelessness are extremely vulnerable to climate change impacts. Unsheltered residents are particularly vulnerable to climate-related hazards by virtue of being exposed to the elements. People experiencing homelessness may also have compounding risk factors such as age and health status.

1.1.3 Sector Vulnerabilities

The electrical grid is a significant infrastructural vulnerability. Electrical grid outage is a potential vulnerability for buildings, critical and community-serving facilities, infrastructure and utilities, and economic development. Multiple climate-related hazards can cause electrical grid outages, and their impacts can be far-reaching. Severe storms and wind can cause outages when downed trees and wind damage transmission lines; when combined with blocked roadways and debris associated with these events, residents can go multiple days without power. Extreme temperatures also stress the electrical grid by increasing demand from the use of heating and air conditioning. Though heating during winter has historically been a large demand for Puget Sound Energy (PSE), higher temperatures, heat waves, and the increase of buildings with air conditioning will cause greater stress on the grid in summer as well.

Existing buildings are vulnerable to heat and wildfire smoke. Existing buildings without central air conditioning can reach dangerous temperatures indoors for residents, workers, and visitors during extreme heat events. Relying on opening windows for cooling may be insufficient to combat high indoor temperatures, even at nighttime. Insufficient ventilation can also lead to unhealthy indoor air quality when there is wildfire smoke.

2. Introduction

2.1 Purpose

The Lacey Climate Vulnerability and Risk Assessment (Assessment) is a high-level evaluation of the climate-related hazards that affect the city.

The Assessment is the technical analysis supporting the development of the Lacey Resilience Sub-Element, a new Comprehensive Plan Element required by state law HB 1181. The Assessment fulfills two steps recommended by the WA Department of Commerce (Commerce) to comply with HB 1181:¹ (1) identify potential climate hazard impacts that will affect Lacey and (2) determine the impact of these hazards on key assets and populations within the city and UGA.

Paired with the findings of the Plan and Policy Audit, this analysis helps identify areas where additional adaptation strategies are needed and guides the development of goals and policies to mitigate the negative impacts of climate change. These goals and policies will be the foundation for the Resilience Sub-Element of the Comprehensive Plan.

2.2 Assessment Overview

The Assessment includes three substantive sections that correspond with Commerce’s guidelines for climate vulnerability assessments:

- **Section 3, Climate-Related Hazards in Lacey.** Summarizes the projected trends of climate-related hazards that are likely to impact Lacey and the Urban Growth Area (UGA).
- **Section 4, Population and Public Health Vulnerabilities and Risks.** Analyzes the ways that populations can be impacted by climate-related hazards, with a focus on more vulnerable populations.
- **Section 5, Sector Vulnerabilities and Risks.** Analyzes the ways that community assets can be impacted by climate-related hazards. The assets are organized by sector: Buildings and Zoning, Critical and Community-Serving Facilities, Infrastructure and Utilities, Habitats and Ecosystems, Economic Development, and Agriculture and Food Systems.

2.3 Methods

The Assessment is compliant with the Commerce Planning Element Guidance for exploring climate impacts and assessing vulnerability and risk.²

Lacey has a FEMA-compliant Hazard Mitigation Plan (HMP), adopted in March 2024, which identifies the risks to the city and its UGA from hazards, including those that are not impacted by or related to climate change. This Assessment builds on the Lacey HMP Annex and the Regional HMP and supplements them with additional mapping of hazards and assets and an assessment of impacts to vulnerable segments of the community.

¹ WA Department of Commerce. (2024). *Intermediate Planning Guidance*. <https://deptofcommerce.app.box.com/s/fpg3h0lbwln2ctaig7jg802h54ie19jx>

² WA Department of Commerce. (2024).

The time horizons of the HMP and the Comprehensive Plan are well-aligned. The HMP makes long-term projections of climate-related hazards. Likewise, the Comprehensive Plan is a long-range plan that should take into account trends through the end of the century.

2.3.1 Data Sources

The Assessment relies on the best available data from the University of Washington (UW) Climate Impacts Group for climate hazard projections. The UW data is sourced directly from the “Climate Mapping for a Resilient Washington” mapping application, or as referenced in the Regional HMP. The Climate hazard risk ratings are from the FEMA National Risk Index (NRI) as cited in the Regional HMP. Data for the social vulnerability assessment is from the Center for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry Social Vulnerability Index (CDC/ATSDR SVI), which uses data from the American Community Survey 2018-2022 5-year estimates.

The data used to assess wildfire risk is subject to change. The wildland-urban interface (WUI) mapping used to assess wildfire risk in the Regional HMP, the Lacey HMP Annex, and this Assessment is subject to change in the near future. The Regional HMP and Lacey Annex used the WUI maps prepared by the Department of Natural Resources (DNR) in 2019 to identify areas prone to wildfire. The WUI identifies communities adjacent to wildlands that could be impacted by wildland fire hazards (because a fire may originate in the wildland area and spread to structures and dwellings and vice versa), but it does not reflect wildfire risk. In 2024, SB 6120 was adopted and directs DNR to establish a new statewide wildfire hazard map and base-level wildfire risk maps for each county.³ DNR is expected to provide the wildfire risk maps tool and analysis by June 2026.

2.3.2 Key Terms

The following key terms related to climate-related hazards and their impacts are used in this Assessment.

2.3.2.1 Resilience

Throughout the Assessment, the term **resilience** is shorthand for **climate resilience**. State law defines climate resilience as:

*The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities. For natural systems, increasing climate resilience involves restoring and increasing the health, function, and integrity of our ecosystems and improving their ability to absorb and recover from climate-affected disturbances. For communities, increasing climate resilience means enhancing their ability to understand, prevent, adapt, and recover from climate impacts to people and infrastructure.*⁴

2.3.2.2 Hazards

Hazards are defined by FEMA as “something that is potentially dangerous or harmful, often the root cause of an unwanted outcome is potentially dangerous or harmful.”⁵ This is an umbrella term covering man-made hazards (like dam failure), natural hazards, and technological hazards. The

³ Washington State Fire Marshalls. (2025). WUI Updates – DNR Wildfire Risk Maps, New HB 1254. <https://wsafm.com/news/13451798>

⁴ Greenhouse Gas Emissions-Cap and Invest Program. Definitions. RCW 70A.65.010.

⁵ FEMA. (n.d.) Analyzing Hazards. <https://training.fema.gov/programs/emischool/el361toolkit/analyzinghazards.htm>. Accessed 12/20/24.

subject of the Assessment is only the subset of natural hazards related to climate (see climate-related hazards definition).

Climate-related hazards are natural hazards that are exacerbated by global climate change, such as extreme heat events, flooding, sea level rise, and wildfire. These can be long-term, chronic changes (sometimes referred to as stressors) or acute events (sometimes referred to as shocks).

Climate hazard events are acute events (sometimes referred to as shocks) of a climate-related hazard. Examples are an extreme storm or a weeklong heat dome event.

2.3.2.3 Vulnerability

Vulnerability in this Assessment is shorthand for **climate vulnerability**, meaning “susceptibility of a system to harm from climate change.” Vulnerability is a function of exposure, sensitivity, impact, and adaptive capacity.⁶ (see Figure 1)

Exposure is the “presence of people, infrastructure, natural systems, and economic, cultural, and social resources in areas that are subject to harm.”⁷

Sensitivity is “the degree to which a built, natural, or human system is directly or indirectly affected by changes in climate conditions (e.g., temperature and precipitation) or specific climate change impacts (e.g., sea level rise, increased water temperature).”⁸

Impacts are “specific negative result[s] of a climate change effect, generally on a particular population or asset.”⁹ They are a function of exposure and sensitivity. For example, if a person is exposed to extreme heat and they have more sensitivity due to having asthma, a potential impact to that person is heat illness.

Adaptive capacity is “the ability to adjust to potential damage, to take advantage of opportunities, or to respond to consequences.”¹⁰ In the FEMA NRI, this concept of adaptive capacity is called **community resilience**.¹¹

⁶ UW. (2007). *Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments*. <https://cig.uw.edu/wp-content/uploads/sites/2/2020/12/snoveretalgb574keyterms.pdf>. P. 6.

⁷ CalOES. (2020). *California Adaptation Planning Guide*. <https://www.caloes.ca.gov/wp-content/uploads/Hazard-Mitigation/Documents/CA-Adaptation-Planning-Guide-FINAL-june-2020-Accessible.pdf#search=adaptation%20planning%20guide>

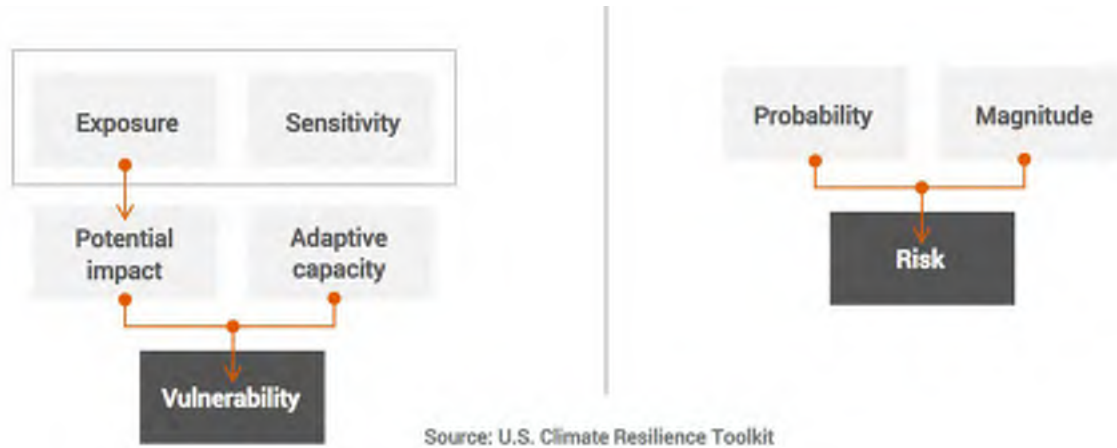
⁸ UW. (2007). P. 5.

⁹ CalOES. (2020).

¹⁰ Ibid.

¹¹ FEMA. (2023). *National Risk Index Technical Documentation*. https://www.fema.gov/sites/default/files/documents/fema_national-risk-index_technical-documentation.pdf

Figure 1. Components of Vulnerability and Risk



Source: US Climate Resilience Toolkit, as cited in Commerce Intermediate Planning Guidance

Social vulnerability in this Assessment is “the susceptibility of social groups to the adverse impacts” of climate-related hazards, “including disproportionate death, injury, loss, or disruption of livelihood. Social Vulnerability considers the social, economic, demographic, and housing characteristics of a community that influence its ability to prepare for, respond to, cope with, recover from, and adapt to environmental hazards.”¹²

Risk is the probability and magnitude of impacts from a climate-related hazard (see Figure 1, right side). The Assessment uses the risk ratings from the Regional HMP, which are from the FEMA NRI.

¹² FEMA. (2023).

3. Climate-Related Hazards in Lacey

Chapter 4: Risk Assessment of the Regional HMP assesses the location, extent/severity, impacts, previous occurrences, future probability, and projected changes due to climate change of natural hazards that are likely to occur in Thurston County in the future. The Regional HMP uses the University of Washington Climate Impacts Group Climate data, which presents climate data at the county scale. These county-level projections are applicable to Lacey because the city is subject to the same regional climatic patterns and changes. The Lacey HMP Annex provides additional Lacey-specific details, such as past hazard events in the city. This Assessment uses and builds on the HMP and the Lacey Annex and supplements them with additional analysis.

3.1 Climate-Related Hazards

The Regional HMP assesses the hazards that have a connection to climate change and that Commerce requires to be assessed to develop the Resilience Sub-Element:

- Flood (Chapter 4.3): Riverine, groundwater, tidal, and urban flooding
- Landslide (Chapter 4.4)
- Sea level rise (Chapter 4.5)
- Severe weather (Chapter 4.6): Hazardous temperatures (heat and cold), precipitation, and wind
- Wildfire (Chapter 4.9).

In the analyses of climate projections, two trends (or scenarios) are presented. They are the result of different modeled global climate scenarios, called Representative Concentration Pathways (RCPs), assessed by the Intergovernmental Panel on Climate Change (IPCC).

- RCP 4.5 is a low-intermediate GHG emissions scenario where carbon dioxide (CO₂) emissions peak around 2040, then decrease and stabilize around end-of-century. In this scenario, global warming could be limited to 3°C (5.4°F).
- RCP 8.5 is a very high GHG emissions scenario where CO₂ emissions continue in a business-as-usual trend, resulting in roughly double the emissions from current levels by 2050. In this scenario, global warming could exceed 4°C (7.2°F) by 2100.

Available climate hazard projections for the county are summarized in Table 1. Strong winds are assessed qualitatively and have a risk index rating in the Regional HMP as part of the analysis of severe weather, but there are no climate change projections specifically for strong winds in the UW data. Unlike the other climate-related hazards, flooding does not have projections for the two RCPs because it is assessed using historical data. Extreme cold/cold waves are assessed qualitatively but did not receive a risk index rating in the Regional HMP.

Table 1. Summary of Climate Hazard Projections for Thurston County

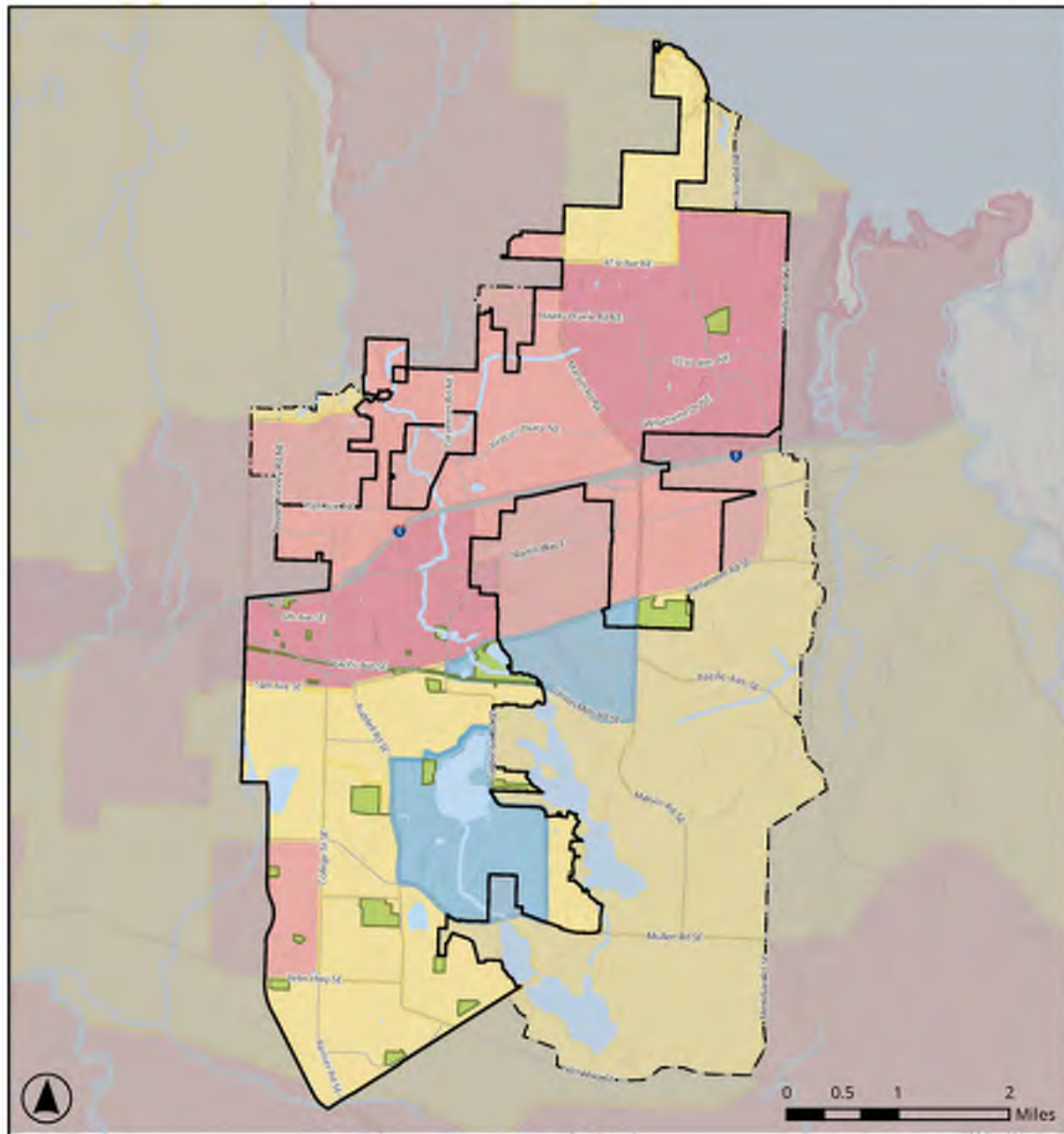
Climate Hazard	Trend	RCP	Mid-Century Projection* (2040-2069)	End-of-Century Projection* (2070-2099)
Extreme Heat	Increasing temperatures and number of hot days	RCP 4.5	~4°F increase in average summer maximum temperature ~22 more days per year with maximum humidex >90°F	~5°F increase in average summer maximum temperature 29.5 more days per year with maximum humidex > 90°F
		RCP 8.5	~6°F increase in average summer max. temperature ~34.5 more days per year with max. humidex >90°F	~10°F increase in average summer max. temperature 62 more days per year with max. humidex >90°F
Wildfire	More days with wildfire conditions, increasing chance of smoke and poor air quality	RCP 4.5	+3% change in wildfire likelihood 7 more high fire days per year	+13% change in wildfire likelihood High fire days not assessed
		RCP 8.5	+5% change in wildfire likelihood 9 more high fire days	+12% change in wildfire likelihood High fire days not assessed
Precipitation, Storms, and Wind	More intense storms, greater seasonal precipitation variation (but no change in total annual precipitation)	RCP 8.5	Heavy (2-year) storms will have 14% more precipitation Extreme storms (25-year) will have 17% more precipitation No projections for wind	Heavy (2-year) storms will have 15% more precipitation Extreme storms (25-year) will have 31% more precipitation No projections for wind
Flooding	See rightmost column	N/A	Higher probability of localized urban and groundwater flooding due to more intense storms. Nisqually River is prone to atmospheric river flooding.	
Changes in Streamflow	More flow in winter, less in spring	RCP 4.5	In both emissions scenarios, streams in the county will have more flow in winter and less in spring. The trend becomes more pronounced between mid- to end-of-century and with the high emissions scenario. In both emissions scenarios and both timeframes, there is a 100% chance of snowpack drought.	
		RCP 8.5		
Sea Level Rise	Higher sea levels, higher tidal/storm surge	RCP 4.5	0.8 feet (likely scenario) 1.4 feet (high scenario)	1.8 feet (likely scenario) 4.4 feet (high scenario)
		RCP 8.5	0.8 feet (likely scenario) 1.5 feet (high scenario)	2.3 feet (likely scenario) 5.1 feet (high scenario)
Drought	Drier summers	N/A	Regional projections indicate that longer, warmer, and drier summers will become the norm by mid-century	

Source: University of Washington Climate Impacts Group, Hazards Mitigation Plan for the Thurston Region (2023)

* Median projection. Rounded to the nearest 0.5 day

FEMA's National Risk Index (NRI) indicates that the census tracts directly north and south of the I-5 are the most at risk for natural hazards based on a composite score of expected annual loss, social vulnerability, and community resilience (Figure 2). The tract along the southwestern edge of the city (bordered by Herman Rd SE, College St SE, and Yelm Hwy SE) also has a high score. However, NRI is based on measurements for 18 natural hazards, many of which are not relevant to climate change (such as volcanic activity and earthquake). NRI scores for climate-related hazards only are in Table 2.

Figure 2. National Risk Index Scores (Census Tracts)



Legend

City Limits	National Risk Index	Relatively Moderate
Urban Growth Area	Very High	Relatively Low
Parks	Relatively High	

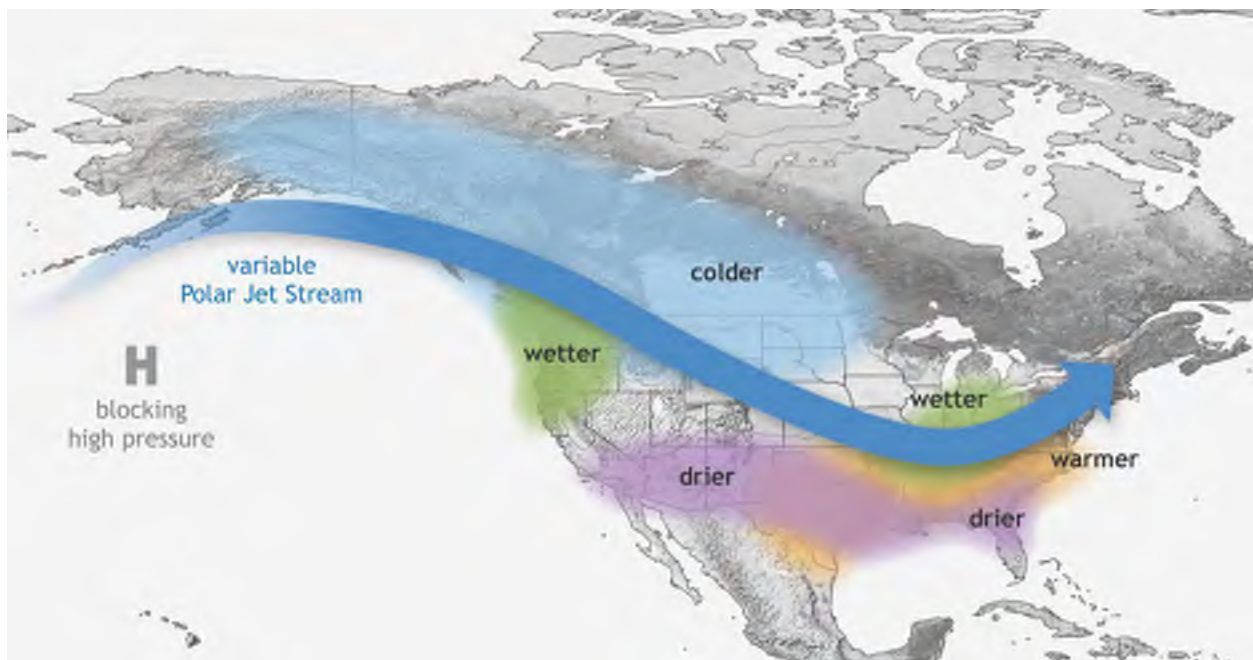
Sources: City of Lacey (2024), FEMA (2023).

3.1.1 Impacts of ENSO

Though the Regional HMP provides a comprehensive description of climate hazard projections, there is another element of potential climate change impacts that it does not address related to severe cold and storms.

There is some uncertainty around the future severity of extreme cold and storms because of the El Niño Southern Oscillation (ENSO), which is the cycle of El Niño and La Niña. In the Pacific Northwest and Canada, La Niña generally leads to heavy rains and flooding and can cause cooler than normal winter temperatures¹³ (Figure 3). La Niña's effects in the Pacific Northwest are caused by trade winds that bring cold waters to the surface of the Pacific Ocean, pushing the Polar Jet Stream (blue arrow in Figure 3) northward.¹⁴

Figure 3. Typical La Niña Pattern



Source: NOAA

Warmer global air and ocean temperatures could alter the severity and frequency of La Niña events in the future. Researchers have found that there is a high likelihood that the rise of greenhouse gas concentrations in the atmosphere since 1960 have caused larger swings (10% change) in ENSO.¹⁵ With this, "ENSO variations are likely to become even stronger (by 15-20% under high emission scenarios) later this century if atmospheric greenhouse gas concentrations continue to rise."¹⁶

¹³ NOAA. (n.d.). What are El Niño and La Niña?

<https://oceanservice.noaa.gov/facts/ninonina.html#:~:text=La%20Ni%C3%B1a%20has%20the%20opposite,rich%20water%20to%20the%20surface>. Accessed 12/12/24.

¹⁴ Ibid.

¹⁵ McPhaden, M. (2023). Has climate change already affected ENSO? <https://www.climate.gov/news-features/blogs/enso/has-climate-change-already-affected-enso>

¹⁶ Ibid.

3.2 Priority Climate-Related Hazards

The Regional HMP rates the hazard risk for each hazard in Lacey, summarized in Table 2. It uses the hazard-specific ratings from the FEMA National Risk Index which considers expected annual loss, social vulnerability, and community resilience. It identifies heat and severe weather events and landslide as the highest risk hazards for Lacey.

Discussions with City staff and community stakeholders confirmed that all three components of severe weather (heat, precipitation/storms, and winds) are a major concern in Lacey. Staff and stakeholders underscored the dangerous impacts of previous incidents (especially the deadly 2021 heat dome) and the likelihood that they will continue to occur in the future. For this reason, extreme heat is assessed separately from the other types of severe weather because of its medium-high impact on people.

Wildfire smoke from wildfires burning outside the Puget Sound is another hazard that City staff and community stakeholders have identified as a priority to address. HB 1181 also requires the Resilience Sub-Element to consider wildfire smoke a climate hazard. Actual wildfire events occurring within Lacey's boundaries are less of a priority compared to smoke, as they have a low risk rating within the city boundary and UGA.

Based on City and community input, priority hazards for the Resilience Sub-Element to address should be expanded to:

- Extreme heat
- Severe weather (storms and wind) and landslide¹⁷
- Wildfire smoke
- Wildfire¹⁸

Table 2. Summary of Lacey Climate Hazard Risk Ratings (Regional HMP)

Climate Hazard	Hazard Risk Rating; Justification
Extreme Heat	Medium; high probability of occurrence, but low impact on people and buildings
Wildfire	Low; low probability of occurrence
Severe Weather Events (precipitation, storms, wind)	Medium; high probability of occurrence, but low impact on people and buildings
Landslide	Medium; high probability of occurrence
Flooding (50-, 100-, and 500-year flood, groundwater)	Low; medium-high probability of occurrence, but low impact on people property, and economy
Changes in Streamflow	Not rated but is discussed in flooding
Sea Level Rise	Low; low probability of occurrence
Drought	Not rated but relates to precipitation, streamflow and heat

Source: Lacey Annex to the Hazards Mitigation Plan for the Thurston Region (2024) and Hazards Mitigation Plan for the Thurston Region (2023)

Note: Risk assessment was not performed for drought in the Regional HMP or Lacey Annex. Drought may be profiled in a future Regional HMP update if the Hazard Mitigation Planning Workgroup decides it is an emerging threat or if new evidence warrants its inclusion.

¹⁷ Per Commerce guidance, landslide should be discussed in the context of extreme precipitation, as landslide risks are expected to change in the future because of heavy rain events that can make slopes unstable.

¹⁸ Wildfire is rated as a low-risk hazard. However, the City recognizes the importance of wildfire and will reassess its risk level when new DNR wildfire risk assessment maps are available.

As noted above, the assessment of wildfire risk is subject to change. The wildland-urban interface (WUI) mapping used to assess wildfire risk in the Regional HMP, the Lacey HMP Annex, and this Assessment is subject to change in the near future. The Regional HMP and Lacey Annex used the WUI maps prepared by the Department of Natural Resources (DNR) in 2019 to identify areas prone to wildfire. The WUI identifies communities adjacent to wildlands that could be impacted by wildland fire hazards (because a fire may originate in the wildland area and spread to structures and dwellings and vice versa), but it does not reflect wildfire risk. In 2024, SB 6120 was adopted and directs DNR to establish a new statewide wildfire hazard map and base-level wildfire risk maps for each county.¹⁹ DNR is expected to provide the wildfire risk maps tool and analysis by June 2026.

¹⁹ Washington State Fire Marshalls. (2025). WUI Updates – DNR Wildfire Risk Maps, New HB 1254. <https://wsqfm.com/news/13451798>

4. Population and Public Health Vulnerabilities and Risks

The section of the Assessment focuses on the impact of climate-related hazards on the general population of Lacey, with added emphasis on the effects on sub-populations that are more vulnerable.

Social vulnerabilities and physiological sensitivities of a population can affect exposure to climate-related hazards and their sensitivity to impacts. Climate stressors and shocks can both expose people to a wide range of stress-inducing and hazardous situations (e.g., emergency evacuations, more illnesses due to increased air pollution and aeroallergen concentration, increased energy costs during extreme heat events), which can result in greater negative health outcomes. Older adults, young children, and people with chronic diseases and disabilities are generally more sensitive to impacts from the effects of climate-related hazards, such as droughts, extreme heat, and poor air quality. In addition, low-income populations, including homeless populations and communities of color, are generally more likely to be exposed to climate-related hazards, are more sensitive to these hazards, and have the fewest resources to cope or adapt.

4.1 Key Findings

Household characteristics are a leading factor in the climate vulnerability of Lacey residents.

Specifically, age and health status are associated with some of the most severe consequences from extreme heat and wildfire, including smoke, due to physiological factors and less ability to evacuate.

Housing type and transportation characteristics are the second greatest source of climate vulnerability of Lacey residents.

Characteristics of housing quality, especially those related to insulation and cooling/ventilation, are associated with negative health impacts from extreme heat and wildfire smoke. People living in homes without air conditioning may be more likely to become ill or pass away during extreme heat events. Lack of air filtration systems to filter indoor air during smoky conditions can increase residents' likelihood of negative cardiovascular and/or pulmonary symptoms. Lack of transportation impacts residents' ability to travel to a safer location when a climate hazard event is occurring.

People experiencing homelessness are extremely vulnerable to climate change impacts.

Unsheltered residents are particularly vulnerable to climate-related hazards by virtue of being exposed to the elements. People experiencing homelessness may also have compounding risk factors such as age and health status.

4.2 Social Vulnerability in Lacey

The NRI methodology used to determine risk in the Regional HMP utilizes the Centers for Disease Control's Social Vulnerability Index (CDC/ATSDR SVI) to understand the level of residents' social vulnerability in each census tract. The CDC/ATSDR SVI score is based on four categories of data available from the American Community Survey 2018-2022 5-Year Estimates: Socioeconomic Status, Household Characteristics, Racial & Ethnic Minority Status, and Housing Type & Transportation (Figure 4).

The overall CDC/ATSDR SVI vulnerability score identifies the following census tracts with the highest overall vulnerability in the City and UGA:

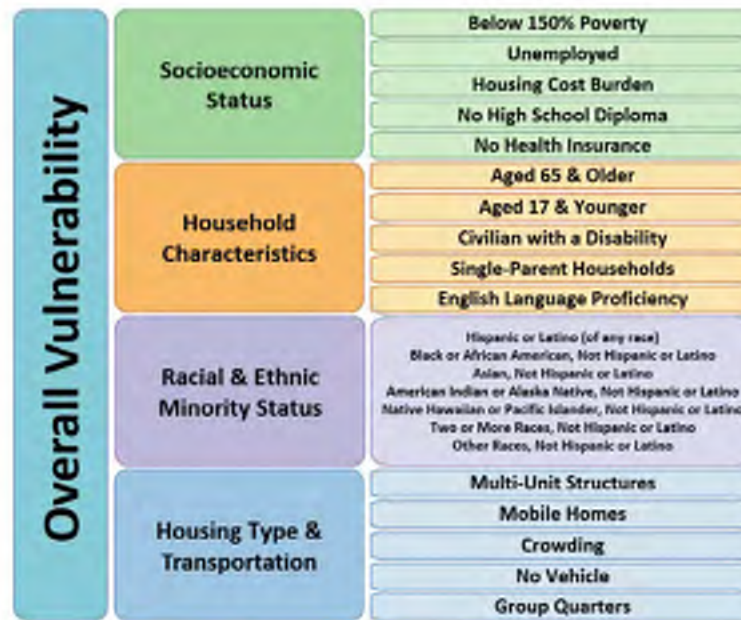
- Tract 112
- Tract 113
- Tract 115
- Tract 116.25
- Tract 116.26
- Tract 123.30.

As shown in Figure 5, census tracts with the most socially vulnerable residents are concentrated along the southern side of the Interstate 5 and the southwestern edge of the city.

Maps of each of the four component scores are in

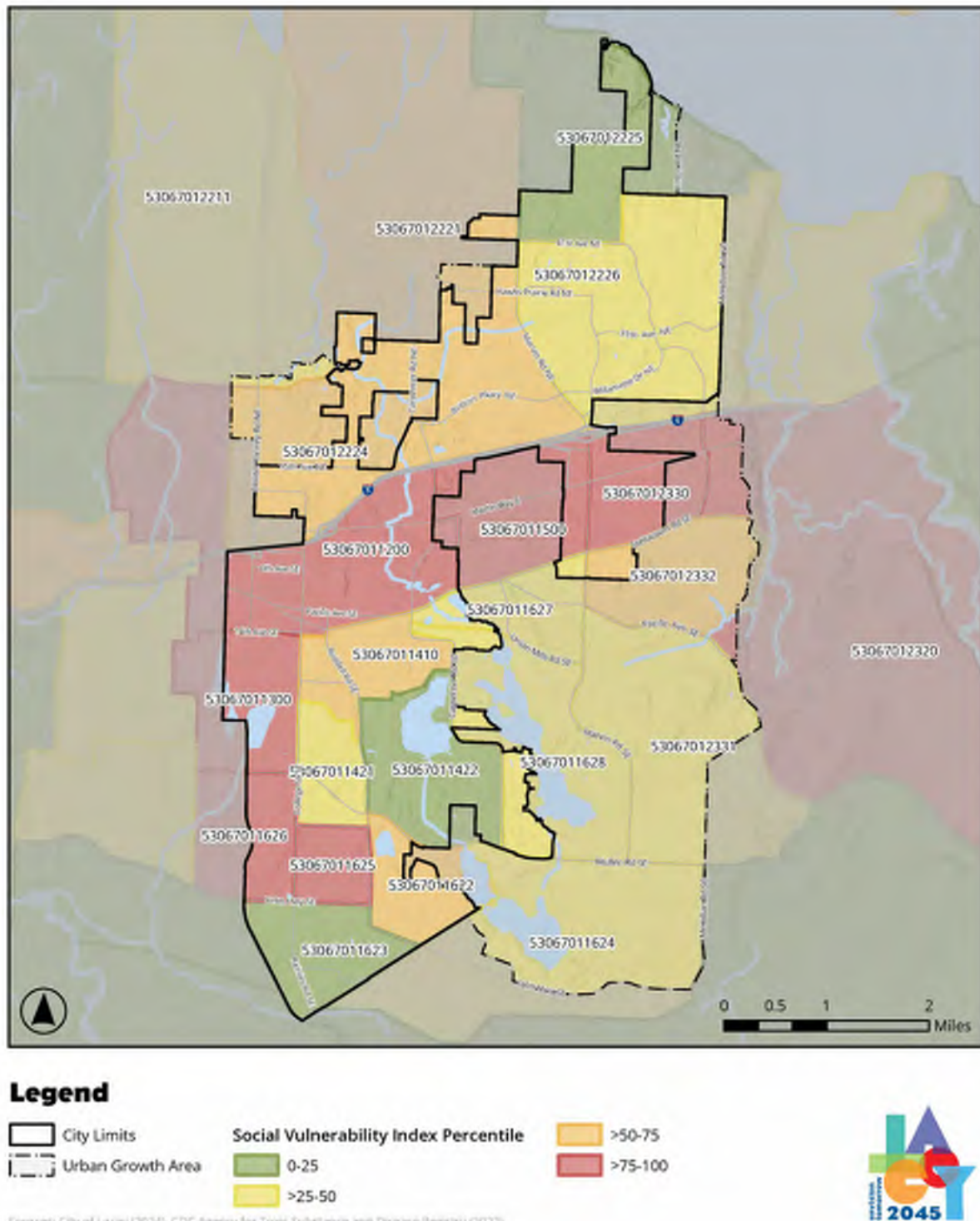
Appendix A. Of the four components, Household Characteristics and Housing Type & Transportation are larger drivers of social vulnerability in Lacey than Socioeconomic Status and Race & Ethnic Minority Status. However, it is notable that tract 116.25 (North of Yelm Hwy SE and East of College St SE) is the only one with a high Race & Ethnic Minority Status percentile score in the city and UGA.

Figure 4. CDC/ATSDR SVI Components



Source: CDC/ATSDR

Figure 5. Lacey Social Vulnerability Scores (Census Tracts)



Source: National Risk Index, with data from CDC/ATSDR.

4.3 Climate Hazard Population Exposures and Consequences

The following sections describe the ways that Lacey residents, particularly those who have high social vulnerability, can be impacted by climate-related hazards.

Chapter 4 of the Regional HMP describes the impacts of each hazard to people. This Assessment uses and builds on the HMP and the Lacey Annex and supplements them with additional analysis.

Each of the four priority climate-related hazards identified above – extreme heat, severe weather and landslides, wildfire smoke, and wildfire – are discussed in sections 4.3.1 through 4.3.4 below. Each section analyzes the factors that increase people's vulnerability to the climate hazard and then identifies the census tracts where those social vulnerabilities are highest, if available. When the factors are part of one of the four components of the CDC/ATSDR SVI (Figure 4), the census tracts with high vulnerability (a score in the 75th percentile or above) are listed. Maps of the four vulnerability score components are in Appendix A.

4.3.1 Extreme Heat Population Exposures and Consequences

All Lacey residents are vulnerable to higher temperatures and extreme heat events because they occur on a regional scale. Any person can experience acute debilitating or life-threatening heat-related illnesses regardless of age, sex, or health status if they are exposed to extreme heat (especially if participating in physical activities) and cannot cool down their body. Additionally, because houses in the region have not historically needed air conditioning, most residents regardless of income are likely to live in a home that can be dangerous during an extreme heat event.

All Lacey residents can experience other health impacts related to extreme heat. There may be a link between heat and poor mental health, specifically increased incidence of aggressive behavior, violence, and suicide.²⁰ People may experience more or worsening pollen allergies as rising temperatures extend the length and timing of pollen season.²¹

Residents who have higher social vulnerability have an increased susceptibility to heat illness, cardiac strain, pulmonary strain, and/or death associated with extreme heat based on the following factors:

4.3.1.1 Age and Health Status (older adults, children, and people with underlying health conditions)

- Older adults, children, people with some underlying health conditions, and people who take certain medications have a reduced ability to regulate their body temperature. This increases their risk of heat illness and heat-related mortality.²²
- Older adults have higher rates of underlying health conditions, like high blood pressure, diabetes, and kidney disease, that can increase likelihood of heat illness and heat-related mortality.

²⁰ Dodgen, D., D. Donato, N. Kelly, A. La Greca, J. Morganstein, J. Reser, J. Ruzek, S. Schweitzer, M.M. Shimamoto, K. Thigpen Tart, and R. Ursano, 2016: Ch. 8: Mental Health and Well-Being. *The Impacts of Climate Change on Human Health in the United States: A Scientific Assessment*. U.S. Global Change Research Program, Washington, DC, 217–246. <http://dx.doi.org/10.7930/J0TX3C9H>

²¹ Washington State Department of Health. (n.d). Pollen and Climate Change. <https://doh.wa.gov/community-and-environment/climate-and-health/pollen>. Accessed 1/31/25.

²² Dodgen et. al. (2016)

- Heat accelerates the process that produce ground-level ozone, an air pollutant that can exacerbate symptoms for people who have asthma or other respiratory conditions.²³
- Older adults and people with underlying health conditions are more likely to use medical devices or refrigerators for medication, which can be shut off in the event of a blackout or brownout during an extreme heat event.
- Individuals with mental health or psychiatric conditions have an increased incidence of hospital admissions and risk of death due to heat wave exposure.²⁴

The CDC/ATSDR Household Characteristics score includes age and disability status and can serve as a proxy for where the populations noted above live in Lacey. Census tracts with high vulnerability due to Household Characteristics include: 113, 114.10, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.1.2 Low Income

- Heat waves and warm nights cause households to consume more energy if they are running fans and/or air conditioning for long periods of time. Even though there are programs to assist low-income households with energy costs, low-income households may face higher energy costs which are difficult for them to absorb.
- Low-income individuals are likely to have less access to healthcare.²⁵ This is associated with higher rates of underlying health conditions (like high blood pressure, diabetes, asthma), which in turn increase the likelihood of heat illness.

The CDC/ATSDR Socioeconomic Status score includes multiple factors associated with low-income status, including having an income below 150% poverty status, unemployment, and housing burden. The Socioeconomic Status score can serve as a proxy for where low-income populations live in Lacey. Census Tracts with high vulnerability due to Socioeconomic Status include: 112, 113, 116.22, 116.25, 123.20, and 123.30

4.3.1.3 Homelessness

- Unsheltered individuals have inadequate shelter from extreme heat.
- Unsheltered individuals do not have regular access to water and power. They may have limited access to drinking water, making it more difficult to stay hydrated and reduce their risk of heat illness.
- 43% of people experiencing homelessness countywide reported experiencing a disability, meaning the vulnerabilities related to age and health status on page 14 apply as well.

Countywide, over half of the people experiencing homelessness are unsheltered (living in a micro shelter, tent or encampment, vehicle, RV without water or power, or on the street).²⁶

4.3.1.4 Working Outdoors

- People who work outdoors, such as landscapers, construction workers, and agricultural workers, conduct strenuous physical activity for extended periods of time in the heat. Without preventative measures like frequent breaks to cool down, this can lead to heat illness and death.

²³ US EPA. (2024). *Ground-Level Ozone Basics*. <https://www.epa.gov/ground-level-ozone-pollution/ground-level-ozone-basics>

²⁴ Dodgen, D. et. al. (2016).

²⁵ WA Department of Health. (2018). *State Health Assessment*. <https://doh.wa.gov/sites/default/files/legacy/Documents/1000/SHA-HealthcareAccess.pdf>

²⁶ Thurston County. (2024). *2024 Thurston County Point in Time Count Preliminary Data Report*. https://s3.us-west-2.amazonaws.com/thurstoncountywa.gov/uf-us-west-2/s3fs-public/2024-03/2024%20PIT%20Prelim%20Report_03-28-2024.pdf

4.3.1.5 Linguistic Isolation

- Individuals or households that are linguistically isolated may not have access to emergency notifications or information about what to do/where to go during an extreme heat event.

The CDC/ATSDR Household Characteristics score includes English proficiency and can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to Household Characteristics include: 113, 114.10, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.1.6 Renters

- Renters are reliant on their landlord to implement heat resilience upgrades to their homes. For example, they cannot install air conditioning on their own.

34.3% of the housing in the city and the UGA are occupied by renters.²⁷

4.3.1.7 Housing without Air Conditioning or with Poorer Insulation

- Unless they were built or remodeled recently, most homes in Lacey are unlikely to have air conditioning.
- Many mobile homes, especially older models, were built with thin walls, single-pane windows, and insufficient insulation in walls, floors, and ceilings. This results in higher heat gain in the summer as compared to conventional homes. Older mobile homes may have gaps or poorly sealed windows, doors, and seams, which makes it harder to maintain cool indoor temperatures.

The CDC/ATSDR Housing Type & Transportation score includes factors that indicate poorer-quality housing, including mobile homes and crowding. The Housing & Transportation score can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to Housing Type & Transportation include: 112, 113, 115, 116.25, 116.26, 116.27, 122.24, and 123.30.

4.3.2 Severe Weather and Landslide Population Exposure and Consequences

There is not a defined geospatial area in Lacey where severe weather events are likely to occur, so all residents in Lacey are potentially vulnerable to the impacts of an extreme storm/wet microburst, hazardous wind event, and landslide triggered by severe weather. Any resident, regardless of income and housing type, could experience extended power outages when wind leads to fallen trees that down power lines. Affected people can also experience mental health impacts including stress, post-traumatic stress disorder, depression, and general anxiety.²⁸

Residents who have higher social vulnerability can experience greater impacts from severe weather and landslide due to the following factors:

4.3.2.1 Age and Health Status (older adults, children, and people with underlying health conditions)

- Older adults and people with underlying health conditions are more likely to use medical devices or refrigerators for medication, which can be shut off during an intermittent or extended power outage.
- Older adults, children, and people with underlying health conditions are more likely to rely on others to evacuate if a landslide is imminent, increasing the risk of injury and mortality.

²⁷ Shepherd, H. (2024, December 11). *Comp Plan Outreach Results* [PowerPoint presentation].

²⁸ Dodgen, D., et al. (2016).

The CDC/ATSDR Household Characteristics score includes age and disability status and can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to Household Characteristics include: 113, 114.10, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.2.2 Low Income

- Low-income households who experience food insecurity may not have the funds to purchase a stockpile of food and supplies (such as a portable generator) necessary to survive an extended power outage.
- Low-income households will be more cost-burdened by home repairs after severe weather events.

The CDC/ATSDR Socioeconomic Status score includes multiple factors associated with low-income status, including having an income below 150% poverty status, unemployment, and housing burden. The Socioeconomic Status score can serve as a proxy for where low-income populations live in Lacey. Census Tracts with high vulnerability due to Socioeconomic Status include: 112, 113, 116.22, 116.25, 123.20, and 123.30

4.3.2.3 Homelessness

- Unsheltered individuals have inadequate shelter from rain, pooled water, and winds.
- 43% of people experiencing homelessness countywide reported experiencing a disability, meaning the vulnerabilities related to age and health status on page 16 apply as well.
- Countywide, over half of the people experiencing homelessness are unsheltered (living in a micro shelter, tent or encampment, vehicle, RV without water or power, or on the street).²⁹

4.3.2.4 Linguistic Isolation

- Individuals or households that are linguistically isolated may not have access to emergency notifications or information about what to do/where to go during severe weather events and landslides.

The CDC/ATSDR Household Characteristics score includes English proficiency and can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to Household Characteristics include: 113, 114.10, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.2.5 No Vehicle

- Households without a vehicle will not be able to evacuate by car if a landslide is imminent.

The CDC/ATSDR Housing Type & Transportation score includes households that do not have access to a vehicle and can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to Housing Type & Transportation include: 112, 113, 115, 116.25, 116.26, 116.27, and 122.24.

4.3.3 Wildfire Smoke Population Exposure and Consequences

All Lacey residents are vulnerable to the impacts of wildfire smoke because it can affect the entire region. Any person can experience pulmonary and/or cardiac stress from smoke, as studies have linked wildfire smoke exposure to an increased risk of sudden cardiac arrest, heart attacks, and

²⁹ Thurston County. (2024). 2024 Thurston County Point in Time Count Preliminary Data Report. https://s3.us-west-2.amazonaws.com/thurstoncountywa.gov/2024-03/2024%20PIT%20Prelim%20Report_03-28-2024.pdf

coronary artery disease.³⁰ The increase is most notable for older adults (65 and older) but can affect all people exposed. Another impact that is not life-threatening but does impact quality of life is decreased time spent outdoors. When conditions are smoky, people are advised to avoid physical activity outside. Residents are likely to spend less time outdoors for recreation or physical activity.

Residents who have higher social vulnerability are more susceptible to heat illness, cardiac strain, pulmonary strain, and/or death associated with wildfire smoke based on the following factors:

4.3.3.1 Age and Health Status (older adults, children, and people with underlying health conditions)

- Older adults, children, and people with some underlying health conditions are more susceptible to cardiac and respiratory strain due to smoke exposure. Smoke in the air exacerbates symptoms for people who have asthma or other respiratory conditions.

The CDC/ATSDR Household Characteristics score includes age and disability status and can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to Household Characteristics include: 113, 114.10, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.3.2 No Health Insurance

- Households without health insurance may have higher incidences of chronic diseases such as asthma, heart disease, and obesity which are risk factors for experiencing negative health impacts from wildfire smoke.

The CDC/ATSDR Socioeconomic Status score includes no health insurance and can serve as a proxy for where this population lives in Lacey. Census Tracts with high vulnerability due to Socioeconomic Status include: 112, 113, 116.22, 116.25, 123.20, and 123.30

4.3.3.3 Homelessness

- Unsheltered individuals are more exposed to wildfire smoke because they cannot close themselves off from the outside air in an insulated shelter.

Countywide, over half of the people experiencing homelessness are unsheltered (living in a micro shelter, tent or encampment, vehicle, RV without water or power, or on the street).³¹

4.3.3.4 Working Outdoors

- People who work outdoors, such as landscapers, construction workers, and agricultural workers, conduct strenuous physical activity for extended periods of time in smoky conditions. Even with preventative measures like using a respirator or face mask, they likely have higher amounts of smoke inhalation than people working indoors.

4.3.3.5 Linguistic Isolation

- Individuals or households that are linguistically isolated may not have access to emergency notifications or information about what to do/where to go during smoky conditions.

The CDC/ATSDR Household Characteristics score includes English proficiency and can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to

³⁰ American Heart Association. (2023). Wildfires may fuel heart health hazards: smoke exposure increases cardiovascular risks. <https://newsroom.heart.org/news/wildfires-may-fuel-heart-health-hazards-smoke-exposure-increases-cardiovascular-risks>

³¹ Thurston County. (2024). 2024 Thurston County Point in Time Count Preliminary Data Report. https://s3.us-west-2.amazonaws.com/thurstoncountywa.gov/uf-us-west-2/s3fs-public/2024-03/2024%20PIT%20Prelim%20Report_03-28-2024.pdf

Household Characteristics (which includes English proficiency) include: 113, 114.10, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.3.6 Housing without Air Filtration or with Poorer Insulation

- Unless they were built or remodeled recently, most homes in Lacey are unlikely to have an HVAC system that can filter the outside air.
- Mobile homes may have outdated or less effective air filtration systems. Older mobile homes may have air leaks around doors and windows that allow for the infiltration of smoke into the living area.

The CDC/ATSDR Housing Type & Transportation score includes factors that indicate poorer-quality housing, including mobile homes and crowding. It can serve as a proxy for where these populations live in Lacey. Census tracts with high vulnerability due to Housing Type & Transportation include: 112, 113, 115, 116.25, 116.26, 116.27, 122.24, and 123.30.

4.3.4 Wildfire Population Exposure and Consequences

The risk of wildfire within Lacey's city boundaries and the UGA is low based on existing analysis in the Regional HMP. This risk rating may change in the future, since DNR is tasked with creating new wildfire risk maps. These new maps will be more accurate than DNR's WUI maps from 2019, which is the data that the Regional HMP relies on.

Despite the low risk rating, wildfire is a hazard that the City should continue to monitor. If a wildfire event occurs in Lacey, all residents in the affected area would be at risk for severe life and safety impacts. Affected people can also experience mental health impacts including stress, post-traumatic stress disorder, depression, and general anxiety.³²

Residents with high social vulnerability are even more susceptible and may have more difficulty recovering based on the following factors:

4.3.4.1 Age and Health Status (older adults, children, and people with underlying health conditions)

- Older adults, children, and people with underlying health conditions are more likely to rely on others to evacuate from their homes during a wildfire. Without assistance they may be more susceptible to injury or death.
- Older adults and people with underlying health conditions are more likely to use medical devices or refrigerators for medication which can be shut off in the event of a blackout, brownout, or intentional power shutoff by the power company during high wildfire conditions or an active wildfire.

The CDC/ATSDR Household Characteristics score includes age and disability status and can serve as a proxy for where these populations live in Lacey. Census tracts that are in the WUI and have high vulnerability based on Household Characteristics include: 113, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.4.2 Low Income

- Low-income households will be more cost-burdened by home repairs if a wildfire affects their home or property.

³³ WA Department of Commerce. (2024). *Intermediate Planning Guidance*. <https://deptofcommerce.app.box.com/s/fpg3h0lbwl2ctqjg7jg802h54ie19jx>

The CDC/ATSDR Socioeconomic Status score includes multiple factors associated with low-income status, including having an income below 150% poverty status, unemployment, and housing burden. The Socioeconomic Status score can serve as a proxy for where low-income populations live in Lacey. All census tracts with high vulnerability based on Socioeconomic Status are in the WUI: 112, 113, 116.22, 116.25, 123.20, and 123.30.

4.3.4.3 Linguistic Isolation

- Individuals or households that are linguistically isolated may not have access to information about what to do during or after a wildfire. This includes emergency notifications, evacuation directions, and information/support that may be available to help victims recover from impacts to their home, mental health, etc.

The CDC/ATSDR Household Characteristics score includes English proficiency and can serve as a proxy for where these populations live in Lacey. Census tracts that are in the WUI and have high vulnerability due to Household Characteristics include: 113, 114.21, 116.22, 122.26, 123.20, and 123.32.

4.3.4.4 No Vehicle

- Households without a vehicle will not be able to evacuate by car in the event of a wildfire. This is particularly critical for life and safety because homes in the WUI, where wildfires are more likely to occur, are more isolated and may be on less accessible roads.

The CDC/ATSDR Housing Type & Transportation score includes households that do not have access to a vehicle and can serve as a proxy for where these populations live in Lacey. Census tracts that are in the WUI and have high vulnerability due to Housing Type & Transportation include: 112, 113, 115, 116.25, 116.26, 116.27, and 122.24.

5. Sector Vulnerabilities and Risks

Chapter 4 of the Regional HMP describes the impacts each hazard has on structures and systems; natural, cultural and historic resources; and activities. This Assessment uses and builds on the Regional HMP and the Lacey Annex and supplements them with additional analysis.

Assets are organized into the sectors required in Commerce guidance (Table 3).³³ Some of the sectors combined or nested; for example, solid waste infrastructure and electricity transmission included as Infrastructure and Utilities.

Maps illustrating the overlay between hazards and each sector's assets are included in Appendix B. There are no maps for Buildings and Zoning in Appendix B since the analysis was already conducted by the Regional HMP.

Table 3. Assets by Sector

Sectors	Assets
Buildings and Zoning	Privately owned residential and commercial buildings and properties
Critical and Community-Serving Facilities	- City service buildings (civic, Fire, Police, Libraries, etc.). Includes provision of emergency services. - Schools - Parks (Developed and Trails) - Historic resources
Infrastructure and Utilities	- Transportation (roads and highways, transit) - Water and wastewater systems - Stormwater systems - Solid waste infrastructure - Electricity transmission - Natural gas transmission - Telecommunications
Habitats and Ecosystems	- Urban forest - Parks (Undeveloped and Natural) - Ecosystems (wetlands, streams, lakes) - McAllister Geologically Sensitive Area
Economic Development	- Local businesses - Connectivity to regional job centers
Agriculture and Food Systems	Minimal agricultural production in Lacey and UGA

³³ WA Department of Commerce. (2024). *Intermediate Planning Guidance*. <https://deptofcommerce.app.box.com/s/fpg3h0lbwln2ctqjg7jg802h54ie19jx>

5.1 Key Findings

Overall, Lacey has a low level of vulnerability and risk associated with climate change hazards. Only a small portion of the buildings, infrastructure, and other assets in the city and Urban Growth Area (UGA) are projected to be impacted by climate change.

The electrical grid is a significant infrastructural vulnerability. Electrical grid outage is a potential vulnerability for buildings, critical and community serving facilities, infrastructure and utilities, and economic development. Multiple climate-related hazards can cause electrical grid outages, and their impacts can be far-reaching. Severe storms and wind can cause outages when downed trees and wind damage transmission lines; when combined with blocked roadways and debris associated with these events, residents can go multiple days without power. Extreme temperatures also stress the electrical grid by increasing demand from the use of heating and air conditioning. Though heating during winter has historically been a large demand for Puget Sound Energy (PSE), higher temperatures, heat waves, and the increase of buildings with air conditioning will cause greater stress on the grid in summer as well.

Existing buildings are vulnerable to heat and wildfire smoke. Existing buildings without central air conditioning can reach dangerous temperatures indoors for residents, workers, and visitors during extreme heat events. Relying on opening windows for cooling may be insufficient to combat high indoor temperatures, even at nighttime. Insufficient ventilation can also lead to unhealthy indoor air quality when there is wildfire smoke.

5.2 Buildings and Zoning

This sector includes privately owned residential and commercial buildings and properties. This Assessment identifies the way that the structure, building energy use, and property may be affected by applicable climate-related hazards.

5.2.1 Asset Overview

The Regional HMP analysis of building hazard exposure assumes there are 18,985 total buildings in Lacey, 17,637 of which (approximately 93%) are residential. Wildfire is the most prevalent hazard to impact buildings in Lacey, with 6,349 (approximately 33%) of the city's buildings located in either the Wildland-Urban Interface or Intermix. All buildings are also impacted by hazards that lack a defined geospatial footprint, including extreme heat, wildfire smoke, and severe weather events. Building exposure to flooding and sea level rise is negligible. Table 4 below summarizes the population and number of buildings exposed to each climate hazard.

Table 4. Buildings Exposed to Climate-Related Hazards

Climate Hazard (subcategory)	Pop. Exposed (%)	# Buildings Exposed
Extreme Heat	All	All; high temperatures may be worse in areas with lower tree canopy and high amounts of paving, but an extreme heat event will generally occur citywide
Severe Weather Events	All	All; no defined geospatial footprint where severe weather events may occur in the city*
Landslide	66 (0.1%)	20 residential
Wildfire**	19,420 (33%)	6,349 total: 5,887 residential, 385 commercial, 77 other
Wildfire Smoke	All	All; smoke may be worse in certain areas depending on where a wildfire is and wind conditions, but the impacts would generally occur citywide
Flooding (50-, 100-, and 500-year)	0%	Two residential
Flooding (High Groundwater)	201 (0.3%)	61 residential
Sea Level Rise³⁴	0	Zero buildings, but properties at the water's edge at Hawks Prairie Estate and Beachcrest are exposed to passive flooding and tidal flooding.

Source: Hazards Mitigation Plan for the Thurston Region (2023). Buildings and population exposed to extreme heat, wildfire smoke, and severe weather were not quantitatively assessed in the Regional HMP.

*Note: The Regional HMP applied a 5% population exposure in the Hazus model for severe weather in all jurisdictions.

**Note: Subject to change. The Regional HMP assessed population and building exposure using the DNR WUI maps (2019). DNR has been directed to develop a new wildfire risk map that will more accurately assess the hazard.

³⁴ See maps in Appendix B.

5.2.2 Climate Change Vulnerabilities by Climate Hazard

Extreme heat does not cause structural damage to buildings, but it can increase building energy consumption from running fans and air conditioning. Increased building energy use can stress the electrical grid, leading to brownouts and blackouts. Puget Sound Energy (PSE) may ask customers to conserve energy during extreme heat events to avert these, which can be disruptive for people's daily life.

Severe weather can cause structural damage to buildings and properties (detailed on pages 34-37 of the Lacey HMP Annex). Electrical transmission can be cut off to buildings, potentially for extended periods of time, if trees fall onto the lines during extreme storms and wind events. **Landslides** triggered by severe weather events can make the land unstable (causing buildings to shift) and damage utility lines. In the worst cases, homes can be damaged or completely destroyed by mudflows.

Wildfire can cause structural damage to buildings and properties. Buildings are more vulnerable if they have vinyl siding, do not follow defensible space principles,³⁵ if they have vents and other gaps where embers can enter the buildings, and if they have combustible accessory structures (sheds, patios, fences).³⁶ Trees and landscaping on properties can be particularly vulnerable if they are dried out due to warming temperatures and/or are weakened by pests. Electricity may be disrupted to buildings if PSE initiates a Public Safety Power Shutoff (PSPS), or transmission systems are directly damaged from wildfire. Lastly, permitting of solar and lithium-ion batteries is an issue City staff will continue to manage so they do not cause fires or other fire-related challenges.

Wildfire smoke does not cause structural damage to buildings, but it can infiltrate into buildings and cause poor indoor air quality. Smoke can require people to change out their air filters (if they have an HVAC system) or use more electricity to run portable air filters. If wildfires occur in close proximity to Lacey, ash could accumulate on buildings and properties that requires safe cleanup.

Urban flooding and **groundwater flooding** mean the water table is high, which could cause sewage systems to back up into the home if properties have septic systems).

Sea level rise is not projected to affect any buildings, but passive flooding could occur on the properties bordering the Puget Sound (Hawks Prairie Estate and Beachcrest). Under the most extreme sea level rise scenario, by end-of-century the shoals of two small harbors could be flooded (Figure B - 2). The tidal "nuisance" flooding is also already occurring along the water's edge in these areas (Figure B - 3).

³⁵ WA Department of Natural Resources. (n.d.). *12 Steps to Defend Your Home from Wildfire*. https://www.dnr.wa.gov/publications/rp_fire_defend_home_from_wildfire.pdf

³⁶ CalFire. (2024). *Home Hardening*. <https://www.fire.ca.gov/home-hardening>

5.3 Critical and Community-Serving Facilities

This sector includes City service buildings (civic, Fire, Police, Libraries, etc.), schools, parks (developed and trails), and historic buildings.³⁷ This Assessment identifies the way that the structure, property, building energy use, and services provided may be affected by applicable climate-related hazards.

5.3.1 Asset Overview

Overall, Lacey's critical and community-service facilities have low exposure and vulnerability to climate-related hazards. Important City facilities such as the Operation and Maintenance Facility, the Community Center, and the Senior Center are located outside of the areas at risk of wildfire or flooding. Most of the Fire Department facilities are also out of hazardous areas, so emergency services should not be greatly impacted. Only one historic building, the Taylor House, is exposed to any climate-related hazards. Unfortunately, schools do face some risk of wildfire impacts, as close to half of the schools in the city and UGA are in the WUI. Exposed facilities are listed in Table 5 below, and maps showing them overlaid with flood layers are included in Appendix B.

The assessment of wildfire exposure in Table 5 below is subject to change because DNR's 2019 WUI map is expected to be replaced when the agency develops a new, more accurate wildfire risk map. The facilities exposed to the WUI are included in Table 5 as it is consistent with the Regional HMP and is based on the best available data at this time; however, maps of facilities located in the WUI (2019) are not included in Appendix B.

Table 5. Critical and Community-Serving Facilities Exposed to Hazards

Climate Hazard (subcategory)	Critical and Community-Serving Facilities Exposed
Extreme Heat	All; high temperatures may be worse in areas with lower tree canopy and high amounts of paving, but an extreme heat event will generally occur citywide
Severe Weather Events	All; no defined geospatial footprint where they may occur in the city
Wildfire*	- City service buildings: City Hall, Library, one Police Department substation, two Fire Department facilities - Schools: 13 out of the 29 schools in the city and UGA. Includes five elementary schools (Seven Oaks, Evergreen Forest, Pleasant Glade, Olympic View, Meadows), one K-12 school (NW Christian Academy), two middle schools (Chinook, Salish), three high schools (North Thurston, River Ridge, South Sound), two universities (SPSCC Hawks Prairie College, Brandman University) - Developed Parks: portions of 11 parks. Includes Civic Plaza, I-5 Park, Karen Fraser Woodland Trail, Lake Lois Park, Woodland Creek Community Park, Regional Athletic Complex, Avonlea Park, Wonderwood Park, Meridian Neighborhood Park, Long Lake Park, and Wanschers Park.
Wildfire Smoke	All; smoke may be worse in certain areas depending on where a wildfire is and wind conditions, but the impacts would generally occur citywide

³⁷ Undeveloped and natural open spaces are included in the Habitats and Ecosystems section.

Flooding (50-, 100-, and 500-year)	• City service buildings: None exposed • Schools: None exposed • Developed parks: portions of five parks. Includes Karen Fraser Woodland Trail, Lake Lois Park, Woodland Creek Community Park, Long Lake Park, and Wanschers Park • Historic buildings: Taylor House near Wanschers Park/Hicks Lake
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Source: Raimi + Associates. Note: No assets are exposed to sea level rise.

*Note: Subject to change. The Regional HMP assessed wildfire exposure using the DNR WUI maps (2019). DNR has been directed to develop a new wildfire risk map that will more accurately assess the hazard.

5.3.2 Climate Change Vulnerabilities by Climate Hazard

Extreme heat does not cause structural damage to City facilities, schools, and park facilities, but it can increase building energy consumption from running fans and air conditioning. Regional increases in energy consumption during an extreme heat event could lead to power outages, disrupting the provision of City services, emergency response, and school instruction. Facilities would need to use their backup power sources if they have them. Residents are less likely to go outdoors and use parks during extreme heat.

Severe weather can cause structural damage and cause power outages at City facilities, schools, and park facilities (as described in the Buildings and Zoning section). **Landslides** triggered by severe weather events could hinder emergency response from Fire and Police by blocking roads.

Wildfire can cause structural damage to City facilities, schools, and park facilities as described in the Buildings and Zoning section. Electricity may be disrupted if PSE initiates a PSPS or transmission systems are directly damaged from wildfire. This can disrupt the provision of City services, emergency response, and school instruction. Facilities would need to use their backup power sources if they have them.

Wildfire smoke does not cause structural damage to City facilities, schools, and park facilities. Schools may need to change their activities to reduce the amount of time students spend outside. The number of visitors to parks will decrease since people will be advised to stay indoors.

Flooding from a 100-year flood touches the five park facilities listed in Table 5. The affected parks border or fully encompass creeks and lakes (Figure B - 6). Any trails, park buildings, or other equipment located within the footprint of the 100-year floodplain could experience flooding during times of high streamflow and/or an extreme storm. One historic building adjacent to Wanschers Park on Hicks Lake is exposed to the 100-year floodplain, so it could be at risk of inundation from floodwaters.

5.4 Infrastructure and Utilities

This sector includes transportation (roads and highways, transit), water and wastewater systems, stormwater systems, solid waste infrastructure, electrical grid and transmission, natural gas transmission, and telecommunications. This Assessment identifies the way that structures, systems, and resources may be affected by applicable climate-related hazards.

5.4.1 Asset Overview

Overall, Lacey's infrastructure has low exposure and vulnerability to climate-related hazards. Exposed assets are listed below in Table 6, and maps showing them overlaid with flood layers are included in Appendix B.

The assessment of wildfire exposure in Table 6 below is subject to change because DNR's 2019 WUI map is expected to be replaced when the agency develops a new, more accurate wildfire risk map. The facilities exposed to the WUI are included in Table 6 as it is consistent with the Regional HMP and is based on the best available data at this time; however, maps of the infrastructure and utilities located in the WUI (2019) are not included in Appendix B.

Table 6. Infrastructure and Utility Assets Exposed to Hazards

Climate Hazard (subcategory)	Infrastructure and Utilities Exposed
Extreme Heat	- Roads: all - Water: water supply, wells, reservoirs and sewer lift stations - Electrical grid
Severe Weather Events	- Roads and highways: all - Transit: all - Water: wells, reservoirs and sewer lift stations - Stormwater: drains, stormponds - Electrical grid
Wildfire*	- Roads and highways in the WUI - Transit: two park and ride lots, transit stops - Water: wells, reservoirs and sewer lift stations in the WUI - Wastewater: LOTT wastewater treatment facility - Solid Waste: County waste transfer station and Hazo House/recycling - Electrical grid
Wildfire Smoke	All assets are exposed but do not experience impacts
Flooding (50-, 100-, and 500-year, high groundwater)	- Roads and highways: Nisqually River Bridge I-5 - Water: Nisqually wells 19.A/S24 and 19.C/S25 that are part of the City's water system but outside of the City and UGA boundary (Figure B - 6)

	Stormwater: One stormwater facility is in a high groundwater flood area.³⁸ Stormwater pond south of Hicks Lake is exposed (Figure B - 10)
--	--

Source: Raimi + Associates. Note: No assets are exposed to sea level rise.

*Note: Subject to change. The Regional HMP assessed wildfire exposure using the DNR WUI maps (2019). DNR has been directed to develop a new wildfire risk map which will more accurately assess the hazard.

5.4.2 Climate Change Vulnerabilities by Climate Hazard

Extreme heat can cause the pavement on roads and highways to soften, crack, form potholes, and distort. One study has shown that extreme heat events in cooler climates (such as Lacey's) can cause more of these problems than in warmer climates due to the sharp variations in air temperature.³⁹

Severe weather can cause debris to block storm drains and contaminate stormponds. Even with the fully maintained and operational City stormwater system, large amounts of runoff created during an extreme storm event carry pollutants from roads, homes and properties, and open spaces into the region's water bodies. This negatively impacts drinking water, habitats, aquatic-based industries, and recreation.

Extreme storms and winds can down trees, causing power outages, telecom outages, road blockages, and transit route disruptions. **Landslides** triggered by these events can also cause road blockages, disrupt transit routes, and damage underground gas and electrical infrastructure. Extreme cold and extreme storms can cause roads to crack and form potholes. All of these impacts can affect regular vehicle traffic and local bus routes.

Wildfire can cause electrical blackouts and brownouts if PSE infrastructure is damaged by wildfire. PSE can also shut off power as a preventative measure in certain areas during dangerous fire weather. Roads and transit stops may be within wildfire risk areas (pending new DNR maps), but roads are not necessarily a vulnerability as they are critical for evacuation and often serve as firebreaks.

Two County-operated solid waste facilities are located in the WUI. Solid waste collection at the transfer station and Hazo House could be temporarily disrupted during a wildfire. If a wildfire burns on the property and hazardous waste is present, dangerous toxins and substances like asbestos could be released into the smoke. There is also one wastewater facility located in the WUI.

Wildfire smoke is unlikely to cause any physical or operational impacts to infrastructure and utilities. Visibility on roads and highways could be reduced in extremely smoky conditions, but roads themselves would not be impacted.

Flooding of the Nisqually River under the I-5 could cause temporary flooding and even structural damage to the highway. The 620 – Olympia/Lakewood bus route that runs on the I-5 would be impacted in addition to regular vehicles. Even though that vulnerability is technically outside of Lacey and the UGA, if I-5 is cut off (even temporarily) many Lacey residents work at the military base and are dependent on this route.

Nisqually Wells 19.A and 19.C are located outside of the City and UGA boundary but contribute to Lacey's active groundwater sources. Flooding can occur in the lower Nisqually Valley when the river

³⁸ TRPC. (2023). *Hazards Mitigation Plan for the Thurston Region*.

³⁹ Sushobhan, S., Li, H., and Khazanovich, L. (2016). *Effect of climate change and urban heat islands on the deterioration of concrete roads*. <https://doi.org/10.1016/j.rineng.2022.100736>

discharge is exceptionally high,⁴⁰ which can impact water quality. Two stormwater facilities are in the 100-year floodplain, but that does not necessarily mean they are vulnerable. In the case of the stormpond south of Hicks Lake, its purpose is to collect water and allow it to percolate slowly. It buffers other properties from flooding, unless the floodwaters exceed the pond's capacity.

Urban flooding and **groundwater flooding** will likely have minimal impact on the City's sewer distribution system according to City staff, but flooding can impact the electrical system of pumps.

Changes in streamflow (more streamflow in winter, less in spring) can impact wells in the upper water aquifer (Sources 1, 4, 16, 24, 25, and 33). Typically there is a time delayed impact on these wells' water levels.

5.5 Habitats and Ecosystems

This sector includes the urban forest, parks (undeveloped and natural), ecosystems (wetlands, streams, lakes), and the McAllister Geologically Sensitive Area.⁴¹

5.5.1 Asset Overview

Lacey's ecosystems have low to medium vulnerability to climate change, mostly due to the threat posed by extreme heat (and wildfire to a lesser extent). Exposed assets are listed below in Table 7, and maps showing them overlaid with flood layers are included in Appendix B.

The assessment of wildfire exposure in Table 7 below is subject to change because DNR's 2019 WUI map is expected to be replaced when the agency develops a new, more accurate wildfire risk map. The facilities exposed to the WUI are included in Table 7 as it is consistent with the Regional HMP and is based on the best available data at this time; however, maps of the Habitats and Ecosystems located in the WUI (2019) are not included in Appendix B.

Table 7. Habitats and Ecosystems Exposed to Hazards

Climate Hazard (subcategory)	Infrastructure and Utilities Exposed
Extreme Heat	All; high temperatures may be worse in areas with lower tree canopy and high amounts of paving, but an extreme heat event will generally occur citywide
Severe Weather Events	All; no defined geospatial footprint where they may occur in the city
Wildfire*	- Urban forest: trees in the WUI - Parks (undeveloped and natural) Pleasant Glade Park, Lake Lois Habitat Reserve, Mullen Road Habitat Reserve, Southwick Lake Natural Area, Long Lake Natural Area, McAllister Grove Community Park
Wildfire Smoke	Ecosystems: all (potentially)

⁴⁰ City of Lacey. (2022). Lacey Water System Plan. <https://cityoflacey.org/wp-content/uploads/sites/3/2022/04/Lacey-Water-System-Plan-April-2022rev1.pdf>

⁴¹ The McAllister Geologically Sensitive Area is technically a water-related asset because it protects McAllister Springs and the associated aquifer system. It is included in this section because limits on development in the area have made it so there are larger areas of open space and forested land than in other parts of the city.

Flooding (50-, 100-, and 500-year)	Ecosystems: southern portion of the city and UGA
Sea Level Rise	Butterball Cove, Hawks Prairie Community private beach, and Beachcrest private beach

Source: Raimi + Associates

**Note: Subject to change. The Regional HMP assessed wildfire exposure using the DNR WUI maps (2019). DNR has been directed to develop a new wildfire risk map that will more accurately assess the hazard.*

5.5.2 Climate Change Vulnerabilities by Climate Hazard

Extreme heat events and increasing average temperatures stress and damage plants. Direct heat damage can scorch the leaves of trees and other plants in Lacey's urban forest and undeveloped and natural parks. While trees can survive these events, they may eventually cause the plant's death or make it susceptible to pests such as bark beetles.⁴²

Severe weather events including extreme storms and wind can cause trees to fall down and break off their branches. In the latter case the trees can survive, provided the tree is otherwise healthy and the break did not cause too much structural damage to other parts of the tree. Extreme storms and wind may also cause downed trees or washed out trails in natural and undeveloped parks. This would require increased city maintenance to make them safe for visitors. High volumes of stormwater runoff from extreme storms can affect the delicate balance of ecosystems by carrying pollution and sediment into streams, estuaries and lakes.

Wildfire could damage the trees, plants, and animals in the habitat reserves throughout the city and UGA. As listed in Table 7 and mapped in Figure B - 11, multiple undeveloped and natural areas are within the Wildland-Urban Intermix. Wildfire can also damage trees throughout the urban forest, but particularly in the WUI.

Wildfire smoke may affect the natural processes that occur in freshwater ecosystems (oxygen production through photosynthesis, and the breaking down of organic matter).⁴³ The main mechanism identified by researchers is the fact that smoke reduces the amount of light reaching the ecosystem.⁴⁴

Flooding in a 100-year flood event will occur around creeks and lakes, mostly in the southern portion of the city and UGA. The habitat areas and wetlands around these bodies of water (Figure B - 12) are not necessarily vulnerable to flooding, since they actually buffer surrounding areas from the floodwaters. However, if the volume of floodwaters is too high it can cause erosion and sediment deposits in estuary ecosystems.

Sea level rise causes the loss of sandy beach area and higher high tide flooding. The more extreme SLR scenario is projected to cause passive flooding at the private beaches along the Puget Sound (slight amount by 2050, more by 2100; see figures B - 1 and - 2). High tide "nuisance" flooding (current levels shown in Figure B - 3) will likely run up even further into the coves/marinas and beaches.

⁴² Breda, I. (February 13, 2023). How extreme heat scorched Pacific Northwest's evergreen trees. *The Seattle times*. <https://www.seattletimes.com/seattle-news/environment/how-extreme-heat-scorched-pacific-northwests-evergreen-trees/>

⁴³ Note: this is an emerging area of research based on one study conducted with data from lakes in California. More research is needed to fully understand implications in the Pacific Northwest.

⁴⁴ Smits, A.P., Scordo, F., Tang, M. et al. (2024). Wildfire smoke reduces lake ecosystem metabolic rates unequally across a trophic gradient. *Commun Earth Environ* 5, 265 (2024). <https://doi.org/10.1038/s43247-024-01404-9>

5.6 Economic Development

This sector includes local businesses and connectivity to regional job centers.

5.6.1 Asset Overview

Lacey's economy faces low impacts from climate-related hazards. The Regional HMP's ratings for each climate hazard's impact to the economy were either "low" or "none."⁴⁵ However, because a majority of Lacey residents work outside of the city limits, the economy is very tied to the rest of the region. In Thurston County, all climate-related hazards have a low impact on the economy other except for wildfire, which has a medium impact.⁴⁶

The assessment of wildfire exposure in Table 8 below is subject to change because DNR's 2019 WUI map is expected to be replaced when the agency develops a new, more accurate wildfire risk map. The facilities exposed to the WUI are included in Table 8 as it is consistent with the Regional HMP and is based on the best available data at this time; however, maps of the economic assets located in the WUI (2019) are not included in Appendix B.

Table 8. Economic Assets Exposed to Hazards

Climate Hazard (subcategory)	Economic Assets Exposed
Extreme Heat	All; high temperatures may be worse in areas with lower tree canopy and high amounts of paving, but an extreme heat event will generally occur citywide
Severe Weather Events	All; no defined geospatial footprint where severe weather events may occur in the city
Wildfire*	• 385 commercial buildings exposed to either Interface or Intermix • 20 industrial buildings either Interface or Intermix
Wildfire Smoke	All; smoke may be worse in certain areas depending on where a wildfire is and wind conditions, but the impacts would generally occur citywide
Flooding (50-, 100-, and 500-year)	• Zero commercial or industrial buildings exposed • I-5 over Nisqually River (outside of city and UGA)

Source: Raimi + Associates. Note: No assets are exposed to sea level rise.

*Note: Subject to change. The Regional HMP assessed wildfire exposure using the DNR WUI maps (2019). DNR has been directed to develop a new wildfire risk map that will more accurately assess the hazard.

5.6.2 Climate Change Vulnerabilities by Climate Hazard

Extreme heat does not cause structural damage to buildings, but it can increase costs and lead to lost business/work time. Businesses may experience higher electricity bills due to energy consumption from running fans and air conditioning. Increased building energy use can stress the electrical grid, leading to brownouts and blackouts that can disrupt business operations.

⁴⁵ TRPC. (2023). *Hazards Mitigation Plan for the Thurston Region*.

⁴⁶ *Ibid.*

Additionally, businesses may need to close temporarily if the indoor temperatures become unbearable for employees and customers.

Severe weather can cause trees to fall on power lines and roads. This can cause power outages that disrupt business operations. Downed trees can block roads, making it hard for people to get to work. Of course, commercial and industrial buildings could also experience structural or water damage from severe weather, increasing maintenance costs and potentially disrupting business operations.

Wildfire can cause structural damage to commercial buildings, power outages, and road closures that can make it hard for people to get to work.

Wildfire smoke can create unhealthy working conditions for all employees working both indoors and outdoors, potentially disrupting business operations. Businesses may incur costs from purchasing and running air filters, and purchasing face masks.

Flooding of the Nisqually River under the I-5 could disrupt commutes to the Joint Base Lewis–McChord (JBLM), which is one of the main employers for Lacey residents. Even though that vulnerability is technically outside of Lacey and the UGA, if I-5 is cut off (even temporarily) all economic activity could be impacted by supply issues.

5.7 Agriculture and Food Systems

Climate change poses minimal risk to agriculture because it is not a significant industry in Lacey. In small-scale urban farms or agricultural operations, residents could experience impacts of extreme heat and warmer temperatures. These include having to use more water for irrigation and having difficulty growing crops that are suitable for the cooler historical climate of the region.

The food system is closely tied to regional systems rather than local production. As described in the Economic Development section, Lacey's supply chain could be interrupted if flooding on the Nisqually River cuts off the I-5. Regional aquaculture, which includes shellfish farming in the Puget Sound, is vulnerable to impacts from ocean acidification.^{47, 48}

⁴⁷ Ocean acidification refers to changes in the chemistry of the ocean due to increased carbon dioxide in the atmosphere (from human emissions).

⁴⁸ WA Department of Ecology. (n.d.). Acidification in Puget Sound. <https://ecology.wa.gov/water-shorelines/puget-sound/issues-problems/acidification>. Accessed 12/15/24.

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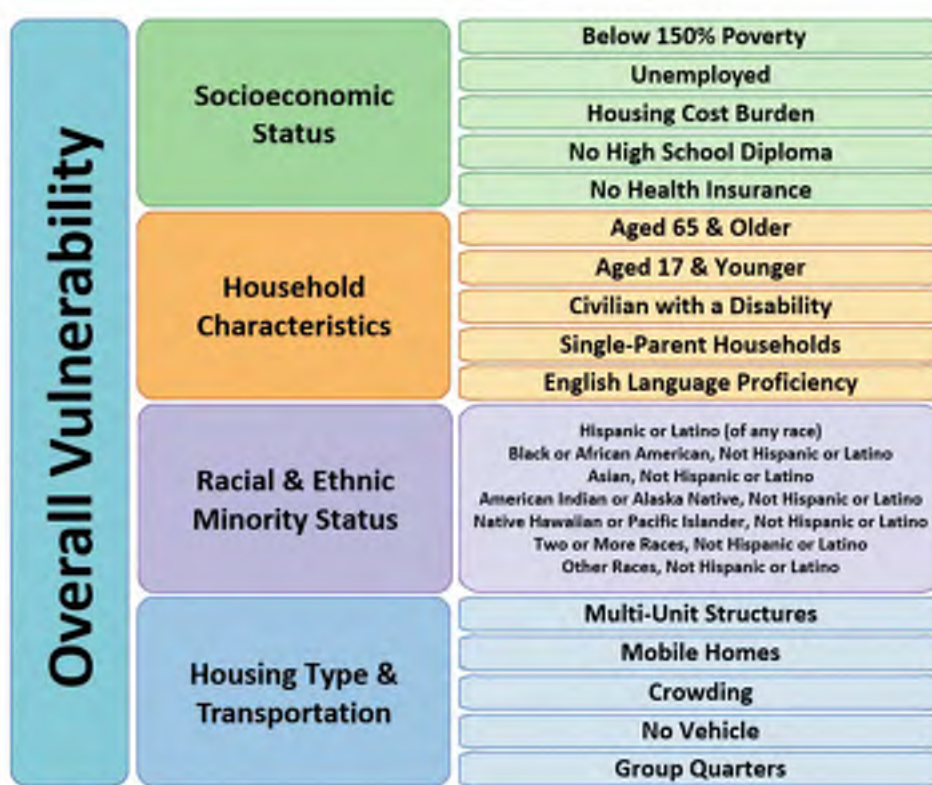
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7. Appendix A: Social Vulnerability Mapping

Appendix A contains maps of the four components of the Centers for Disease Control's Social Vulnerability Index (CDC/ATSDR SVI) for Lacey and the UGA. The CDC/ATSDR SVI score is based on four categories of data available from the American Community Survey 2018-2022 5-Year Estimates: Socioeconomic Status, Household Characteristics, Racial & Ethnic Minority Status, and Housing Type & Transportation (**Error! Not a valid bookmark self-reference.**). This index comprises the social vulnerability aspect of the National Risk Index (NRI) that is used to assign levels of risk to hazards in

Figure A - 1. CDC/ATSDR SVI Components



Source: CDC/ATSDR

the Regional HMP and Lacey Annex.

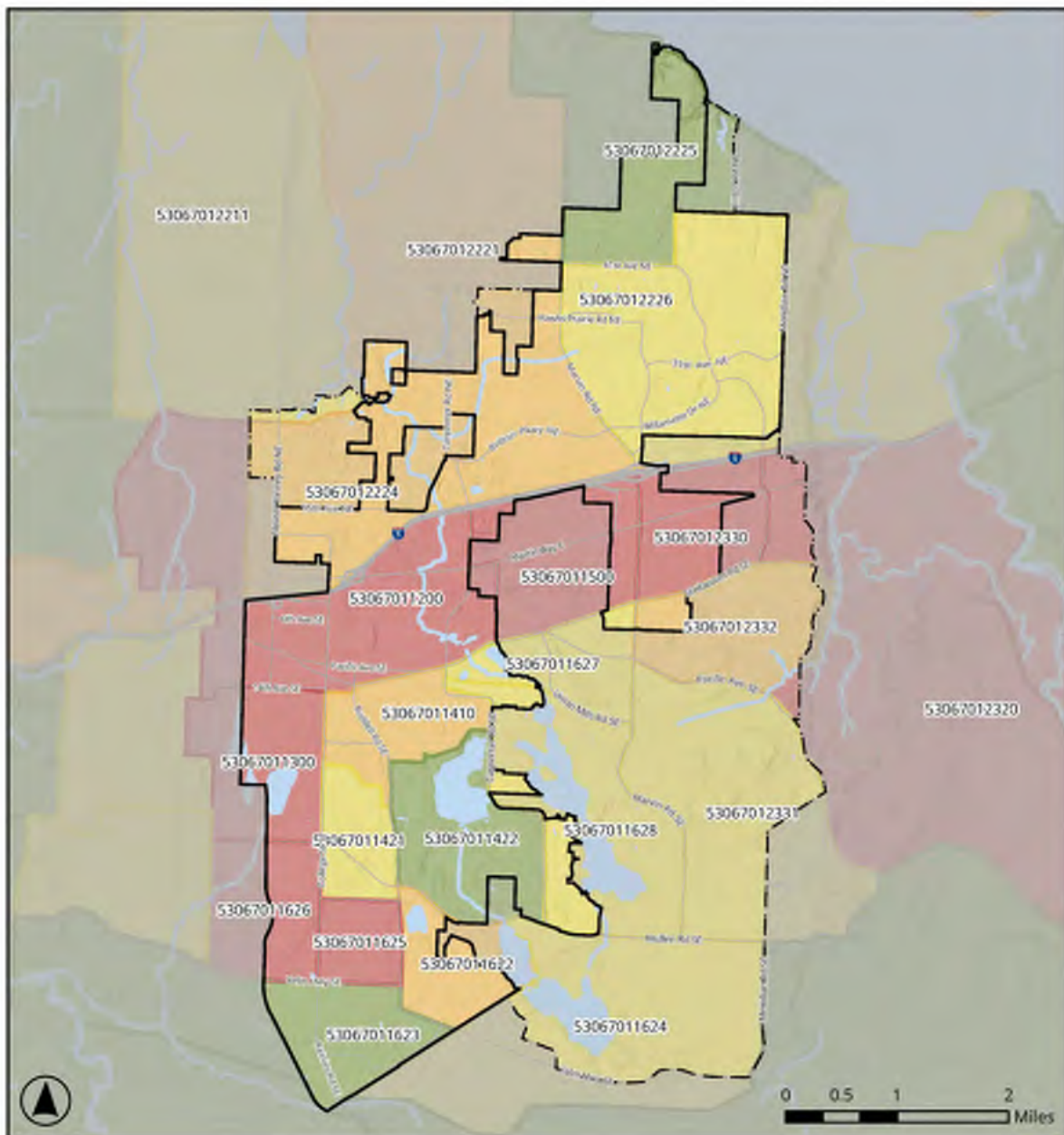
Table A - 1 summarizes the information that is visualized in the maps (Figures A-2 thru 5). The scores are based on percentiles, meaning a tract with a score of 0.9 (90th percentile) is more vulnerable for that indicator than 90% of other census tracts.

Table A - 1. Summary of CDC/ATSDR Rankings

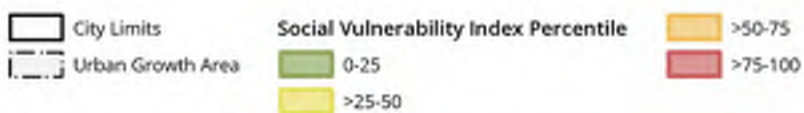
FIPS Code	Census Tract	CDC ASTDR SVI	CDC SVI: Socioeconomic Status	CDC SVI: Household Characteristics	CDC SVI: Racial & Ethnic Minority Status	CDC SVI: Housing Type & Transportation
53067011200	Census Tract 112	0.96	0.94	0.68	0.71	0.99
53067011300	Census Tract 113	0.89	0.79	0.84	0.53	0.94
53067011410	Census Tract 114.10	0.72	0.59	0.88	0.61	0.55
53067011421	Census Tract 114.21	0.50	0.63	0.82	0.60	0.08
53067011422	Census Tract 114.22	0.20	0.27	0.47	0.20	0.13
53067011500	Census Tract 115	0.80	0.69	0.69	0.65	0.84
53067011622	Census Tract 116.22	0.73	0.81	0.78	0.72	0.35
53067011623	Census Tract 116.23	0.25	0.12	0.74	0.68	0.12
53067011624	Census Tract 116.24	0.44	0.35	0.70	0.56	0.33
53067011625	Census Tract 116.25	0.89	0.83	0.70	0.83	0.91
53067011626	Census Tract 116.26	0.80	0.70	0.67	0.63	0.85
53067011627	Census Tract 116.27	0.45	0.14	0.46	0.57	0.82
53067011628	Census Tract 116.28	0.28	0.15	0.59	0.45	0.31
53067012211	Census Tract 122.11	0.39	0.43	0.67	0.31	0.19
53067012221	Census Tract 122.21	0.59	0.48	0.74	0.59	0.49
53067012224	Census Tract 122.24	0.57	0.36	0.63	0.46	0.76
53067012225	Census Tract 122.25	0.07	0.13	0.63	0.36	0.00
53067012226	Census Tract 122.26	0.42	0.32	0.81	0.64	0.20
53067012320	Census Tract 123.20	0.79	0.85	0.81	0.61	0.50
53067012330	Census Tract 123.30	0.84	0.85	0.45	0.73	0.89
53067012331	Census Tract 123.31	0.45	0.20	0.60	0.71	0.60
53067012332	Census Tract 123.32	0.57	0.42	0.93	0.73	0.23

Source: CDC/ATSDR, Raimi + Associates

Figure A - 2. Composite CDC SVI Score



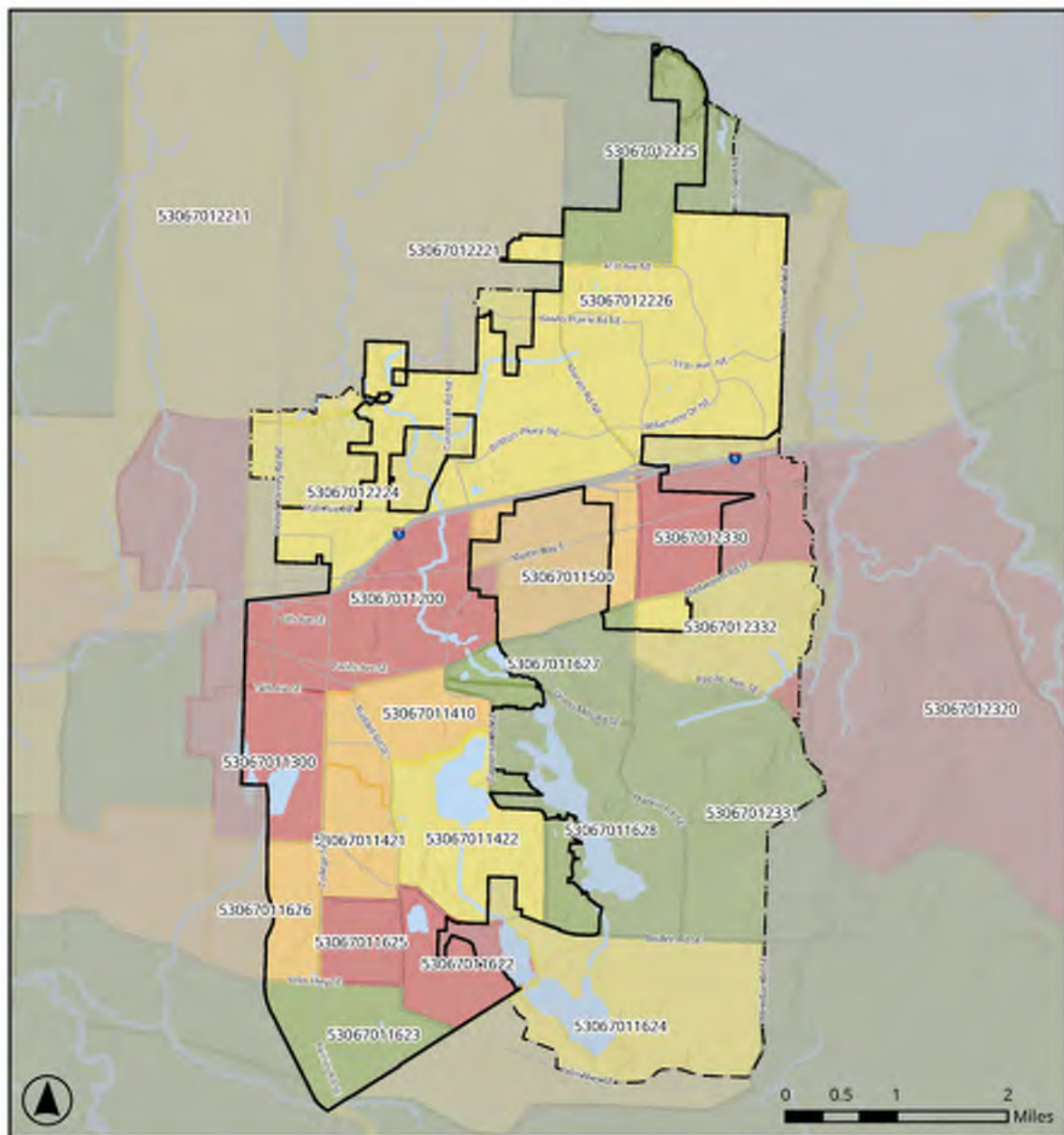
Legend



Sources: City of Lacey (2024), CDC Agency for Toxic Substance and Disease Registry (2022).



Figure A - 3. Socioeconomic Status

**Legend**

- City Limits
- Urban Growth Area

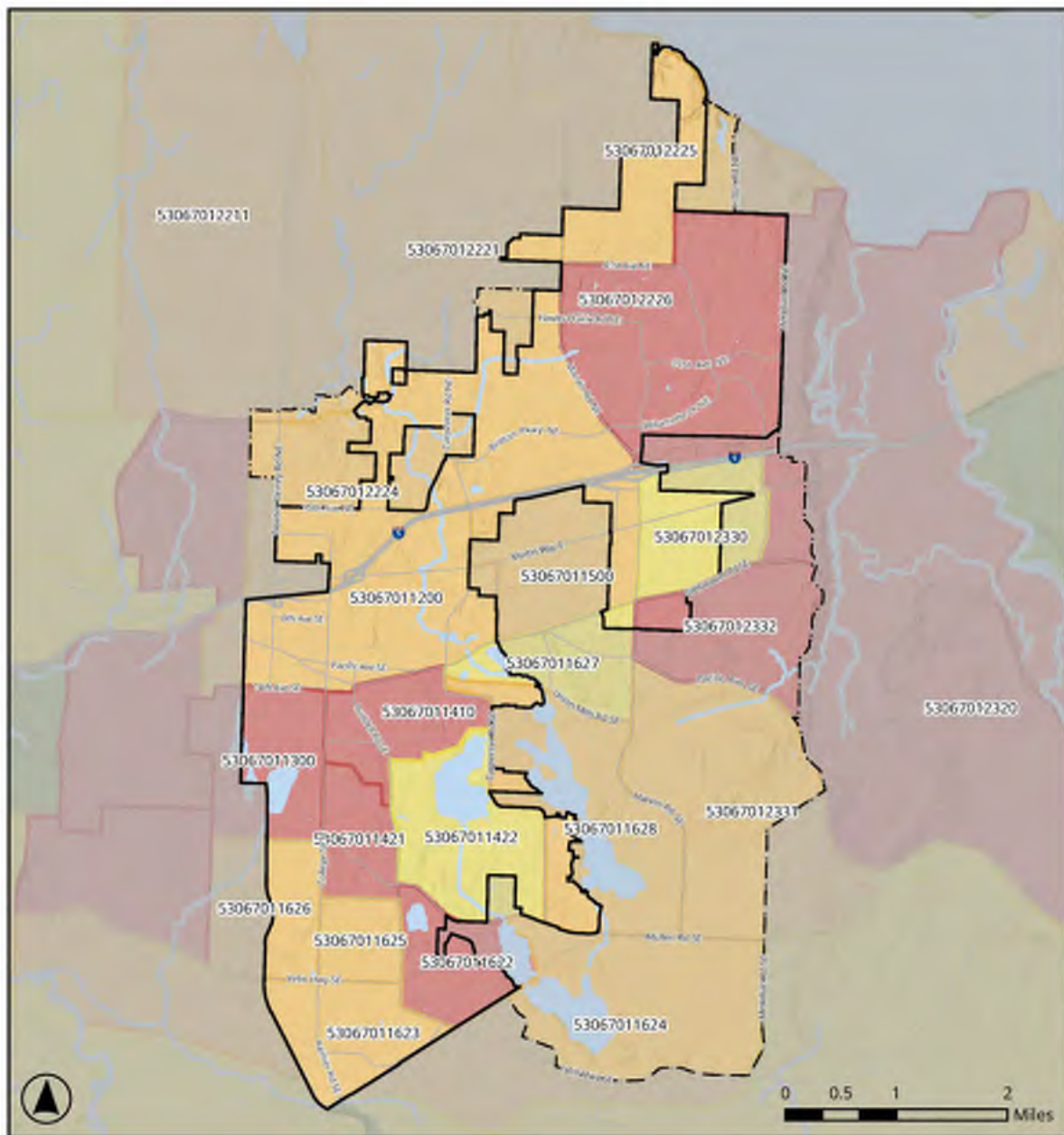
Socioeconomic Status Percentile

- 0-25
- >25-50
- >50-75
- >75-100

Sources: City of Lacey (2024), CDC Agency for Toxic Substance and Disease Registry (2022).



Figure A - 4. Household Characteristics

**Legend**

- City Limits
- Urban Growth Area

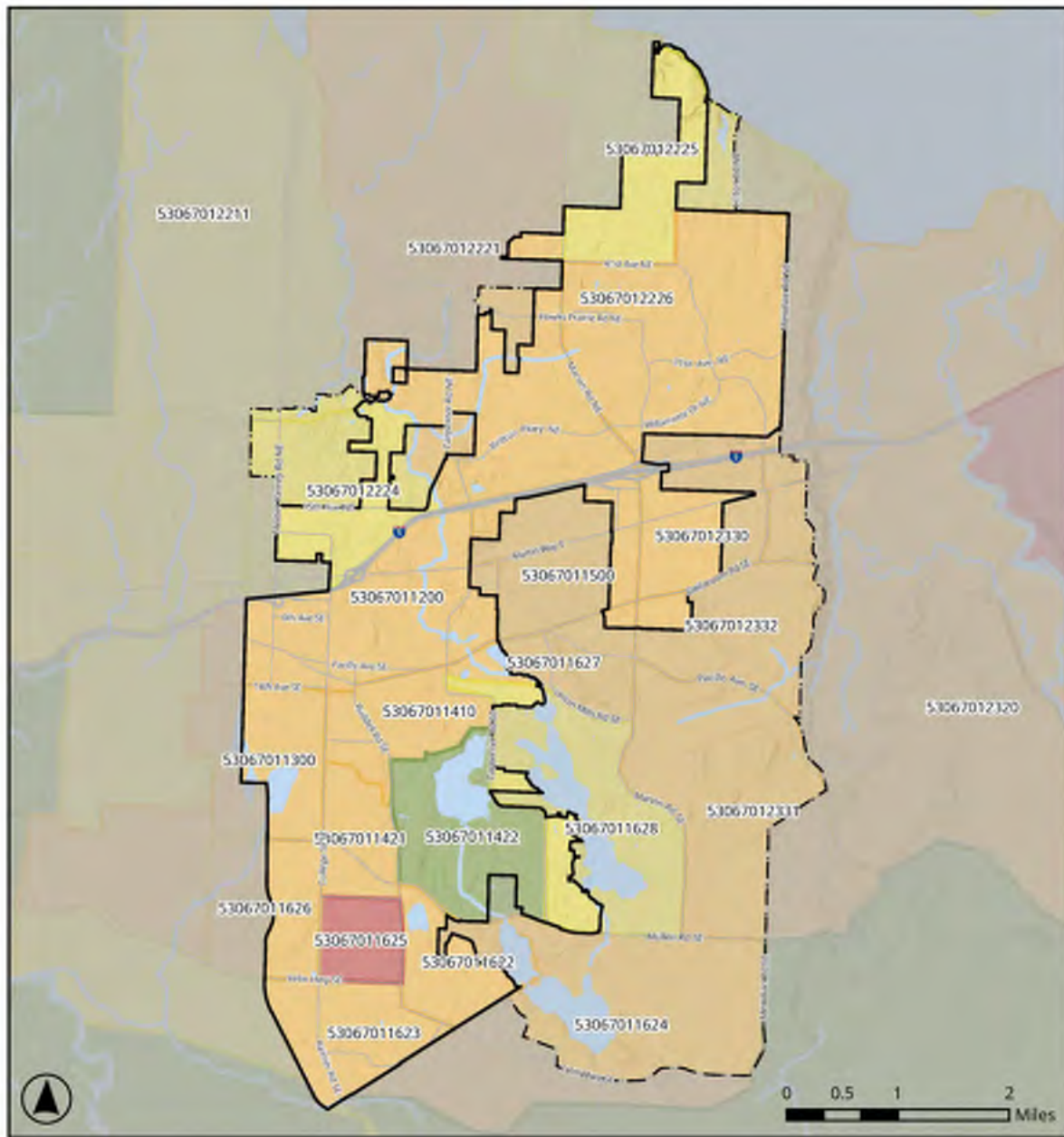
Household Characteristics Percentile

- 0-25
- >25-50
- >50-75
- >75-100

Sources: City of Lacey (2024), CDC Agency for Toxic Substance and Disease Registry (2022).



Figure A - 5. Race and Ethnic Minority Status

**Legend**

City Limits
Urban Growth Area

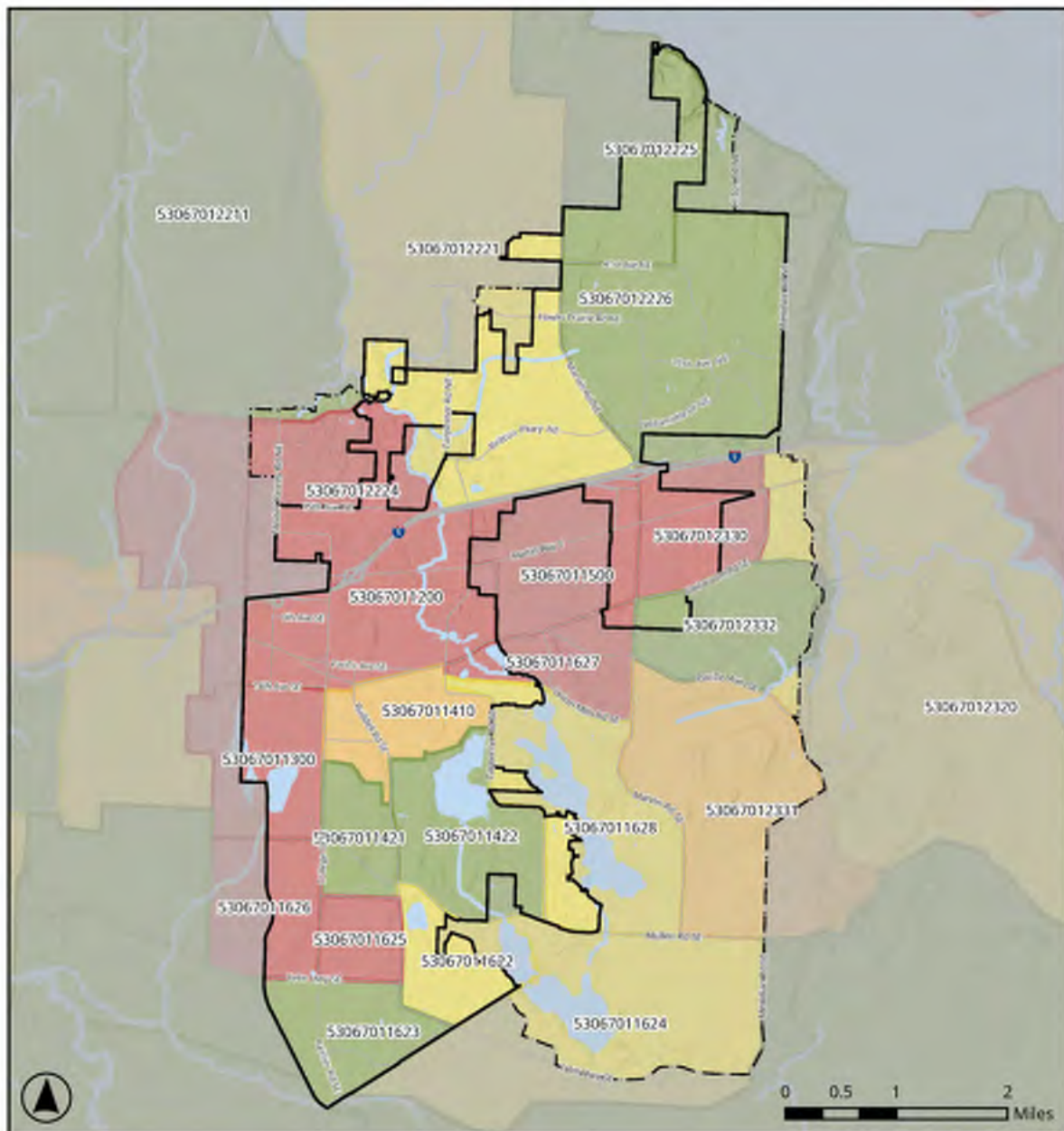
Racial & Ethnic Minority Status Percentile

0-25
>25-50
>50-75
>75-100

Sources: City of Lacey (2024), CDC Agency for Toxic Substances and Disease Registry (2022).



Figure A - 6. Housing Type and Transportation

**Legend**

- City Limits
- Urban Growth Area

Housing Type & Transportation Percentile

- 0-25
- >25-50
- >50-75
- >75-100

Sources: City of Lacey (2024), CDC Agency for Toxic Substances and Disease Registry (2022).

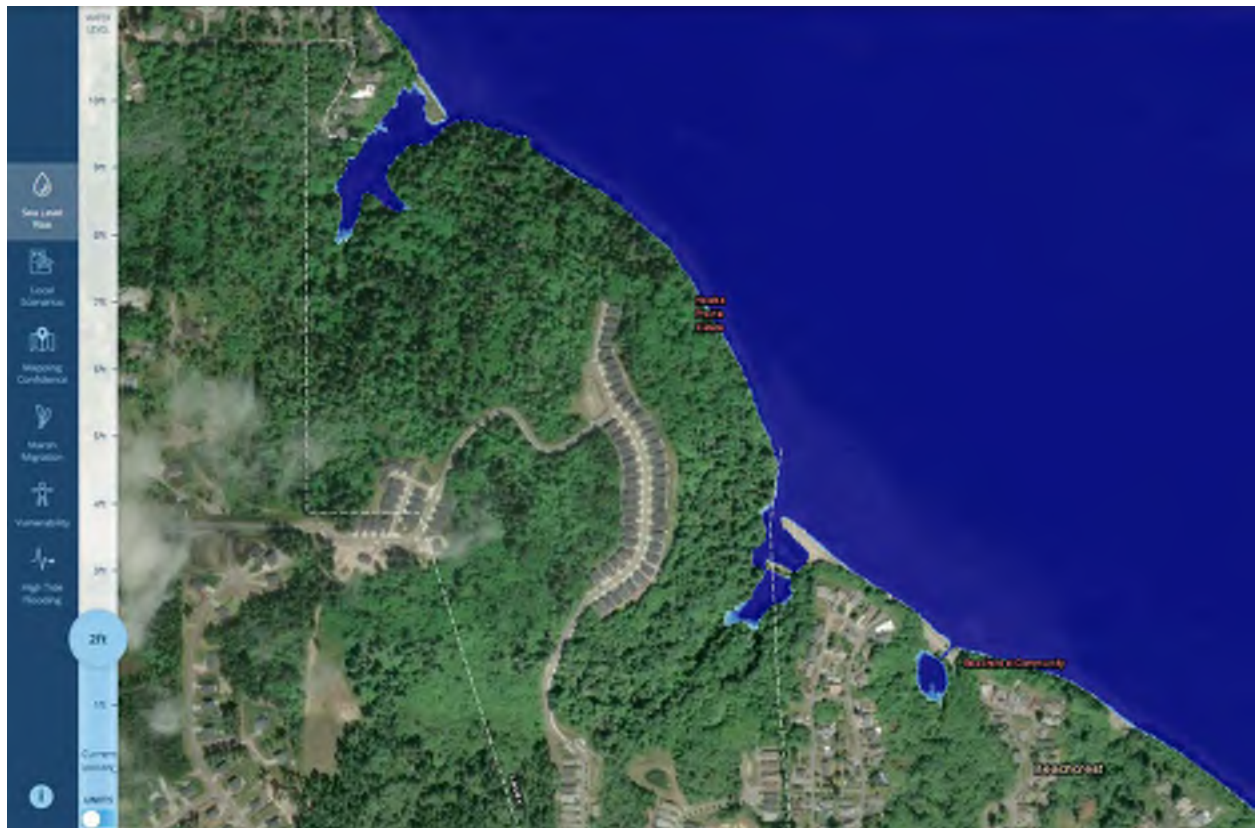


8. Appendix B: Asset Mapping

This Appendix contains maps of the assets overlaid with hazards which are described in the Sector Vulnerability and Risk Assessments. Wildfire maps are not included because of issues with the DNR WUI (2019) mapping, which are set to be replaced by more accurate wildfire risk maps to be developed by DNR by June 2026.

8.1 Hazard and Asset Maps

Figure B - 1. SLR Passive Flooding (2050, 1% chance scenario)



Source: NOAA SLR Viewer

Note: The 1% chance SLR scenario is the more extreme scenario. For Lacey, the projected amount of SLR for 2050 in this scenario is 1.5 feet, but the map shows 2 feet of SLR because the viewer only uses whole numbers.

Figure B - 2. SLR Passive Flooding (2100, 1% chance scenario)



Source: NOAA SLR Viewer

Note: The 1% chance SLR scenario is the more extreme scenario. For Lacey, the projected amount of SLR for 2100 in this scenario is 4.5-5 feet. The map shows 5 feet, the high end of the projected SLR. Compared to 2050 (Figure B - 1), the small strips of land at the mouth of the two small harbors will experience passive flooding.

Figure B - 3. High Tide Flooding (Current)

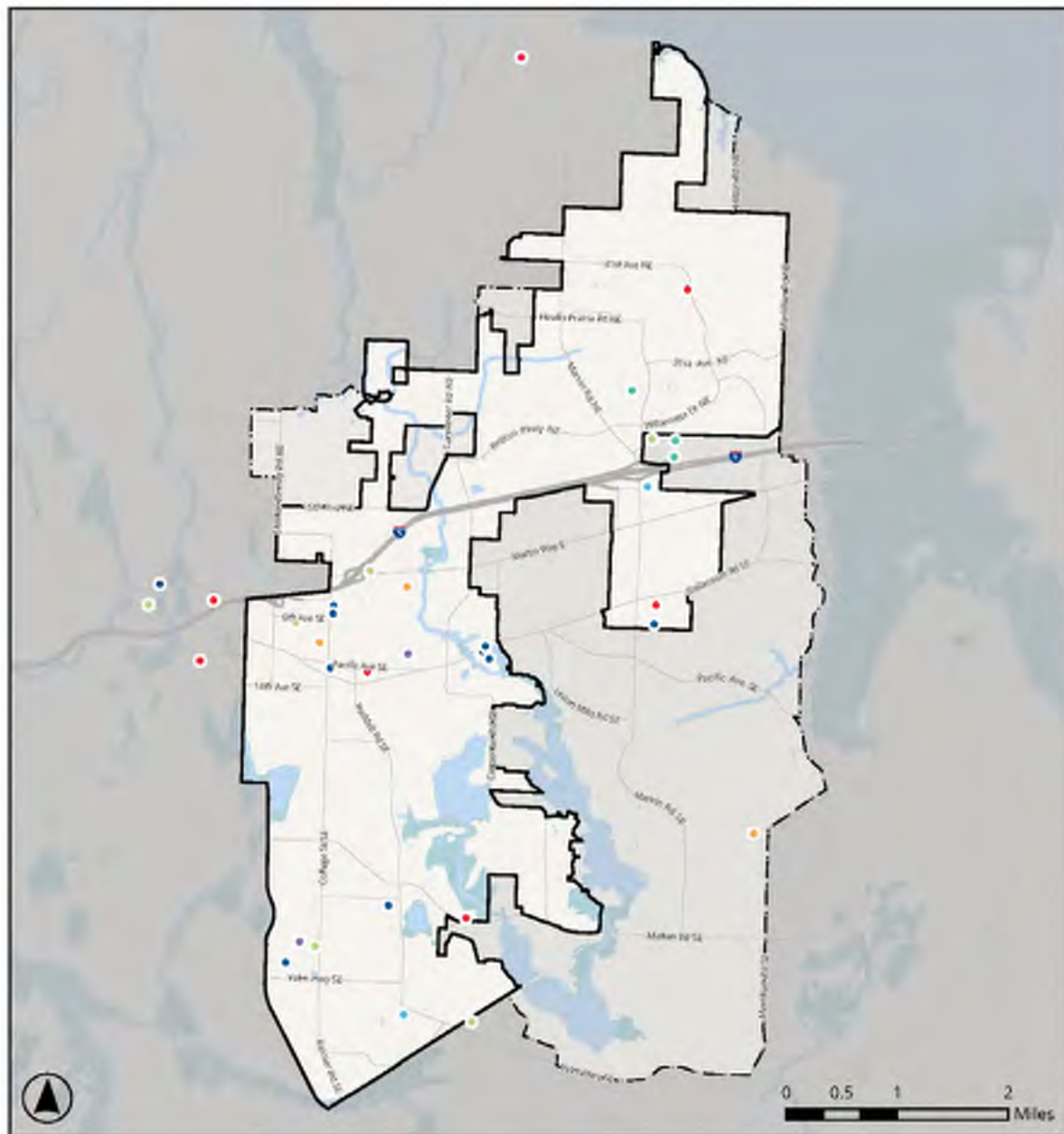


Source: NOAA SLR Viewer

Note: The red layer represents areas currently subject to tidal flooding, often called "recurrent or nuisance flooding."

8.2 Critical and Community-Serving Facilities Maps

Figure B - 4. City Services in 100-Year Flood Zone



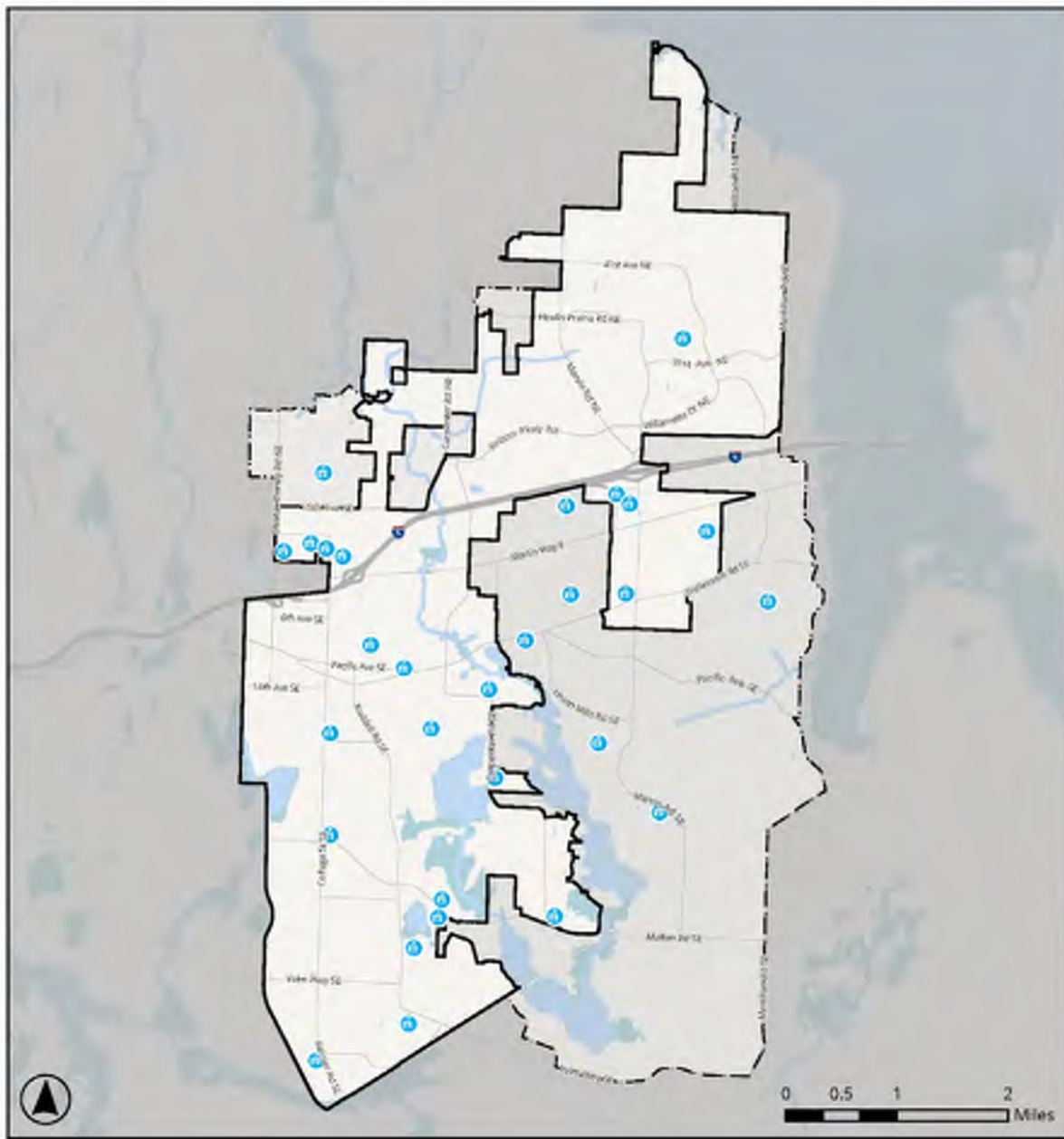
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City Limits	Assets	Thurston County	Fire	Police	100-Year Flood
Urban Growth Area	City of Lacey	Washington State	History	Transit	

Sources: City of Lacey (2024), FEMA (2019)



Figure B - 5. Schools in 100-Year Flood Zone



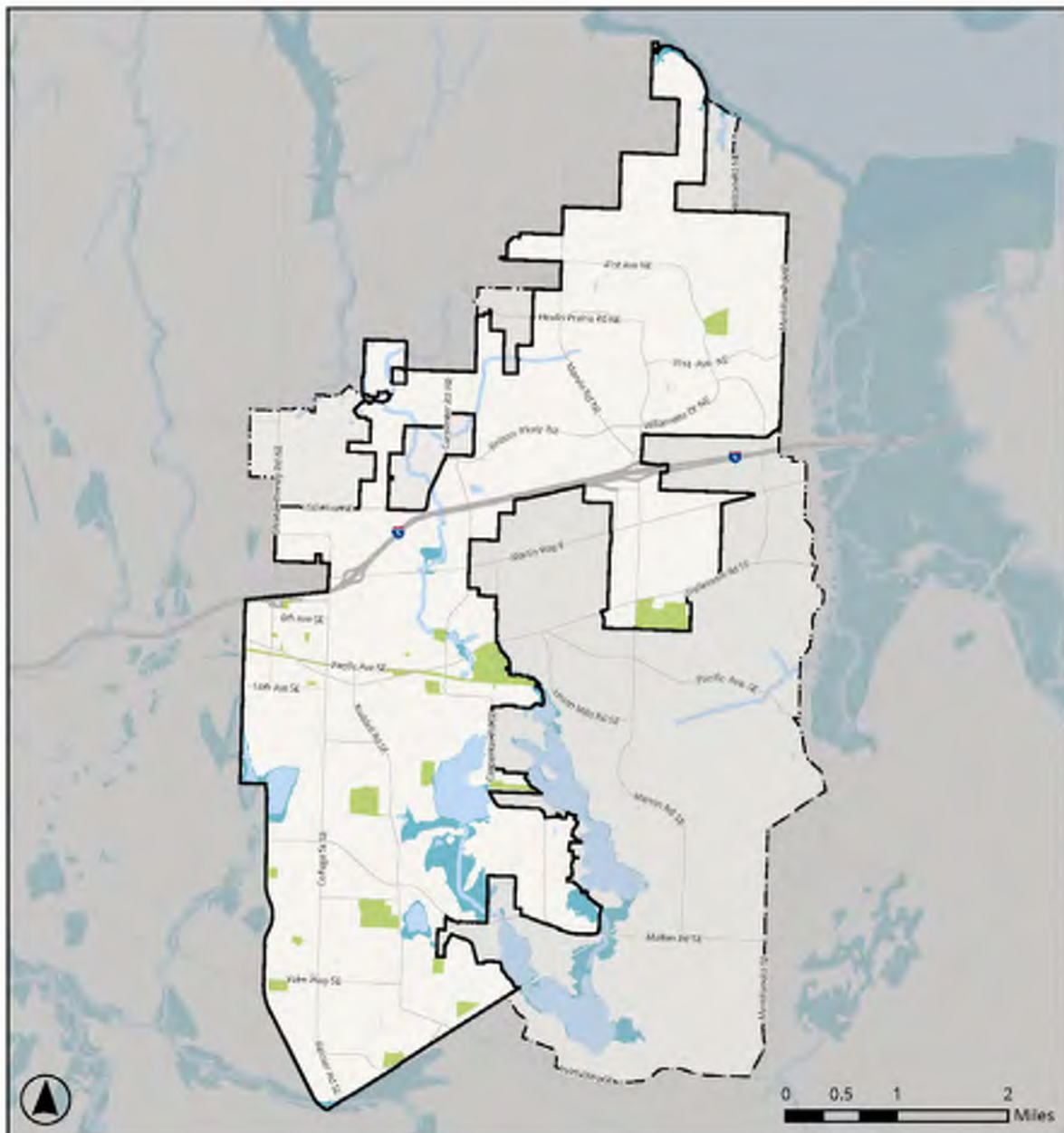
Legend

- City Limits
- Urban Growth Area
- 1 Schools
- 100-Year Flood

Sources: City of Lacey (2024), TEMA (2019)



Figure B - 6. Developed Parks in 100-Year Flood Zone



Legend

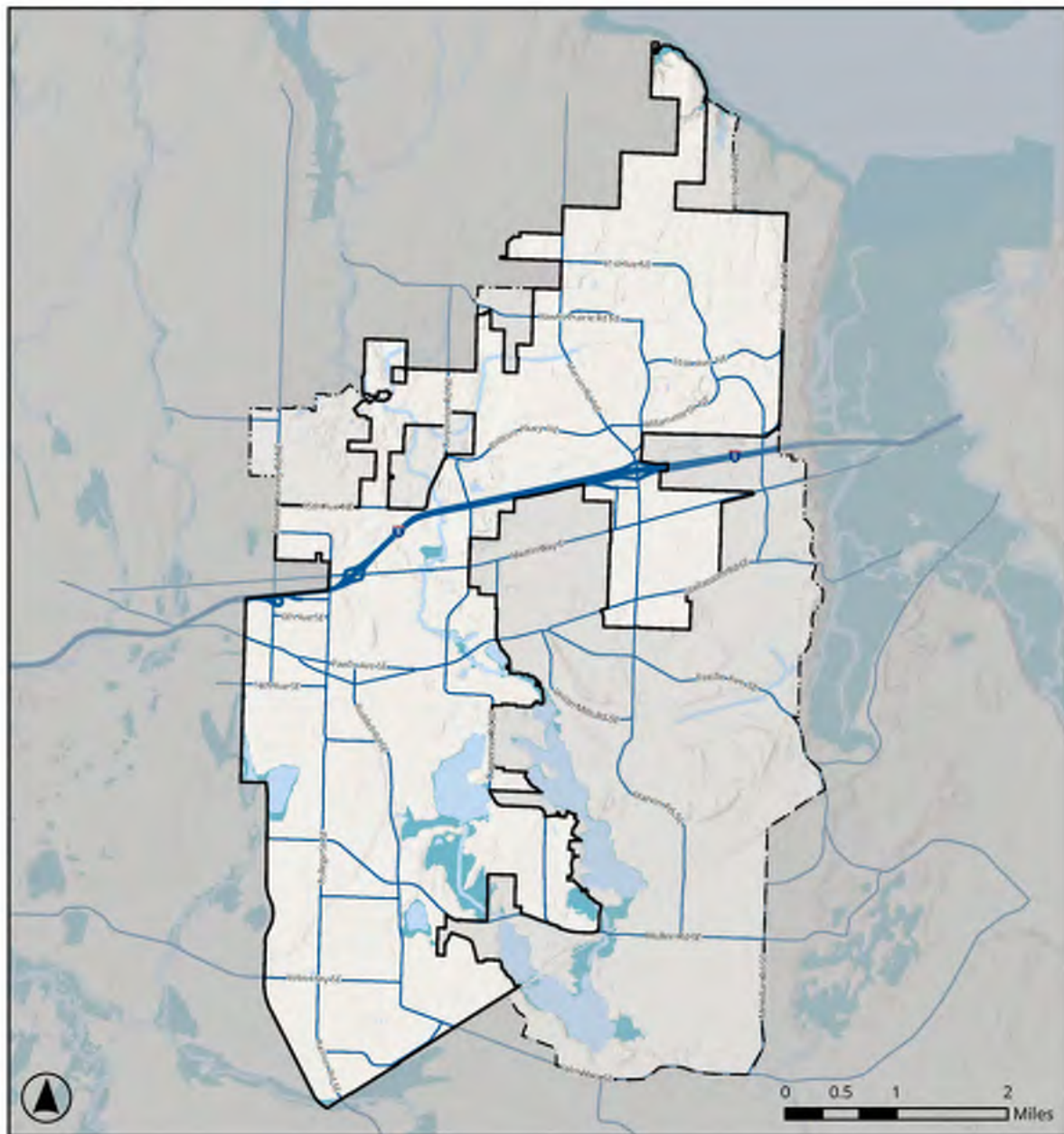
- City Limits
- Urban Growth Area
- Parks
- 100-Year Flood

Sources: City of Lacey (2024), FEMA (2019)



8.3 Infrastructure and Utilities Maps

Figure B - 7. Major Roads in 100-Year Flood Zone



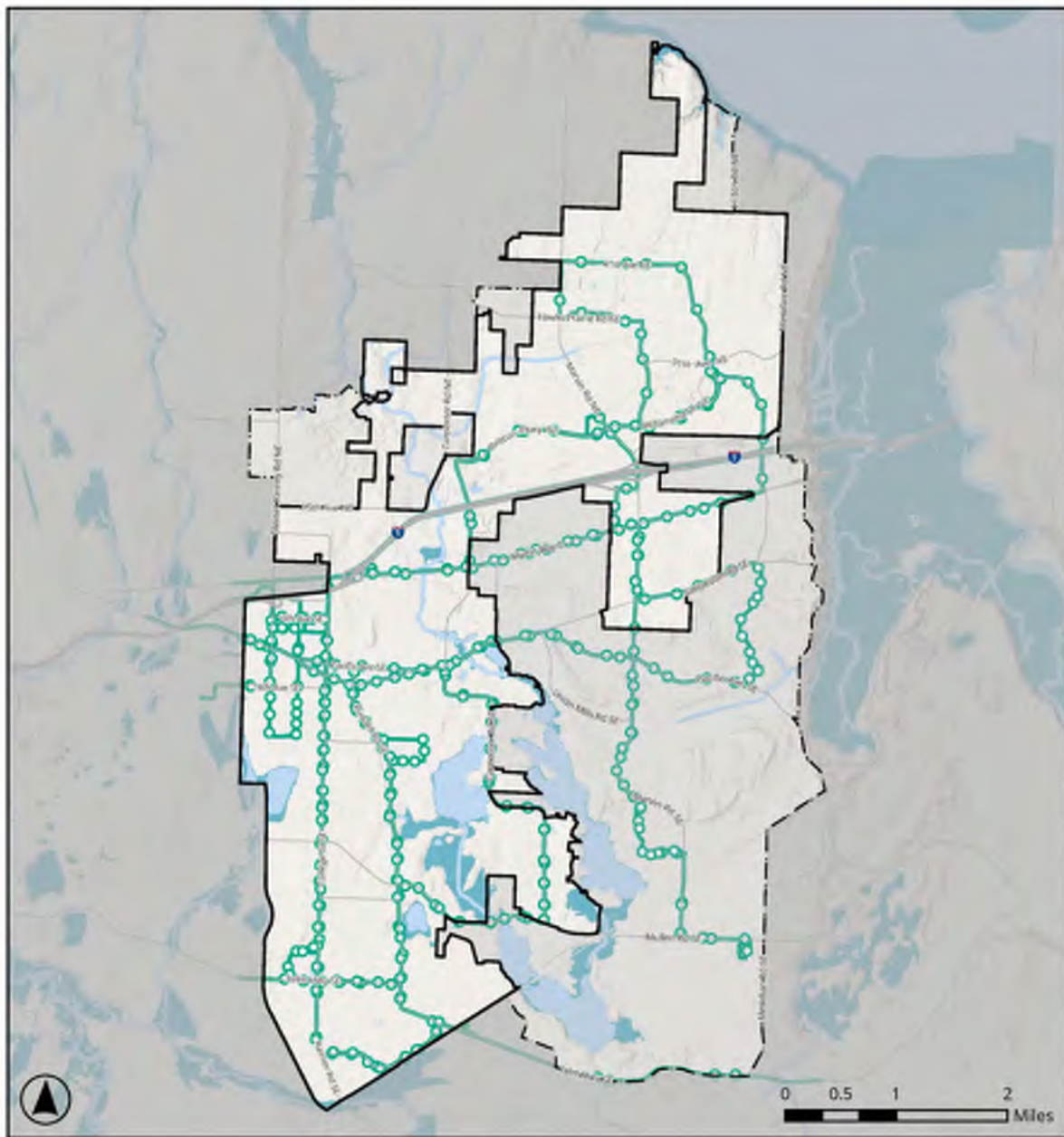
Legend

- | | | |
|-------------------|----------------|----------------|
| City Limits | Water | Major Arterial |
| Urban Growth Area | 100-Year Flood | I-5 |

Sources: City of Lacey (2024), FEMA (2019).



Figure B - 8. Transit Routes and Stops in 100-Year Flood Zone



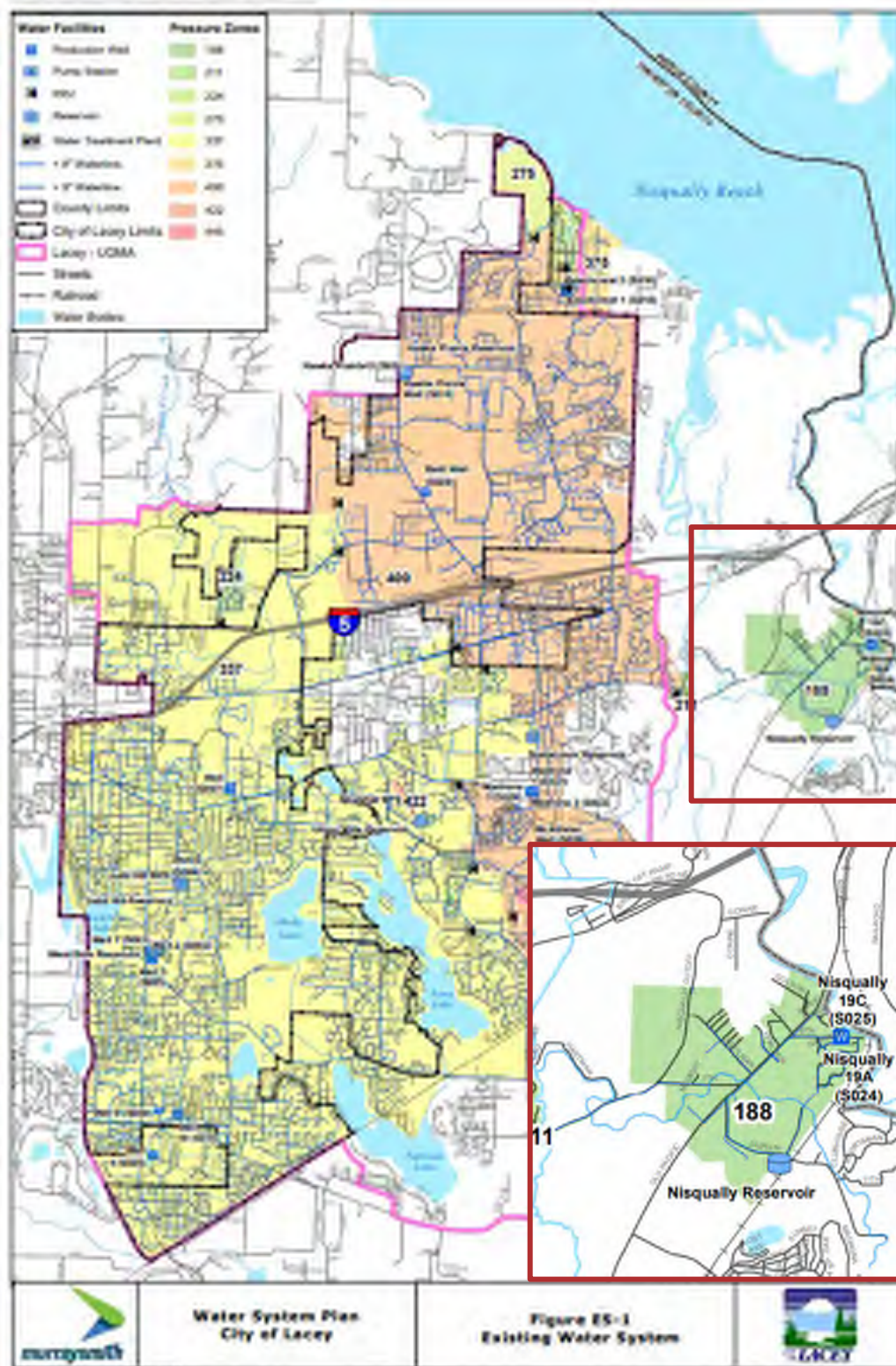
Legend

- City Limits
- Urban Growth Area
- Transit Stops
- Transit Routes
- 100-Year Flood

Sources: City of Lacey (2020), FEMA (2019).

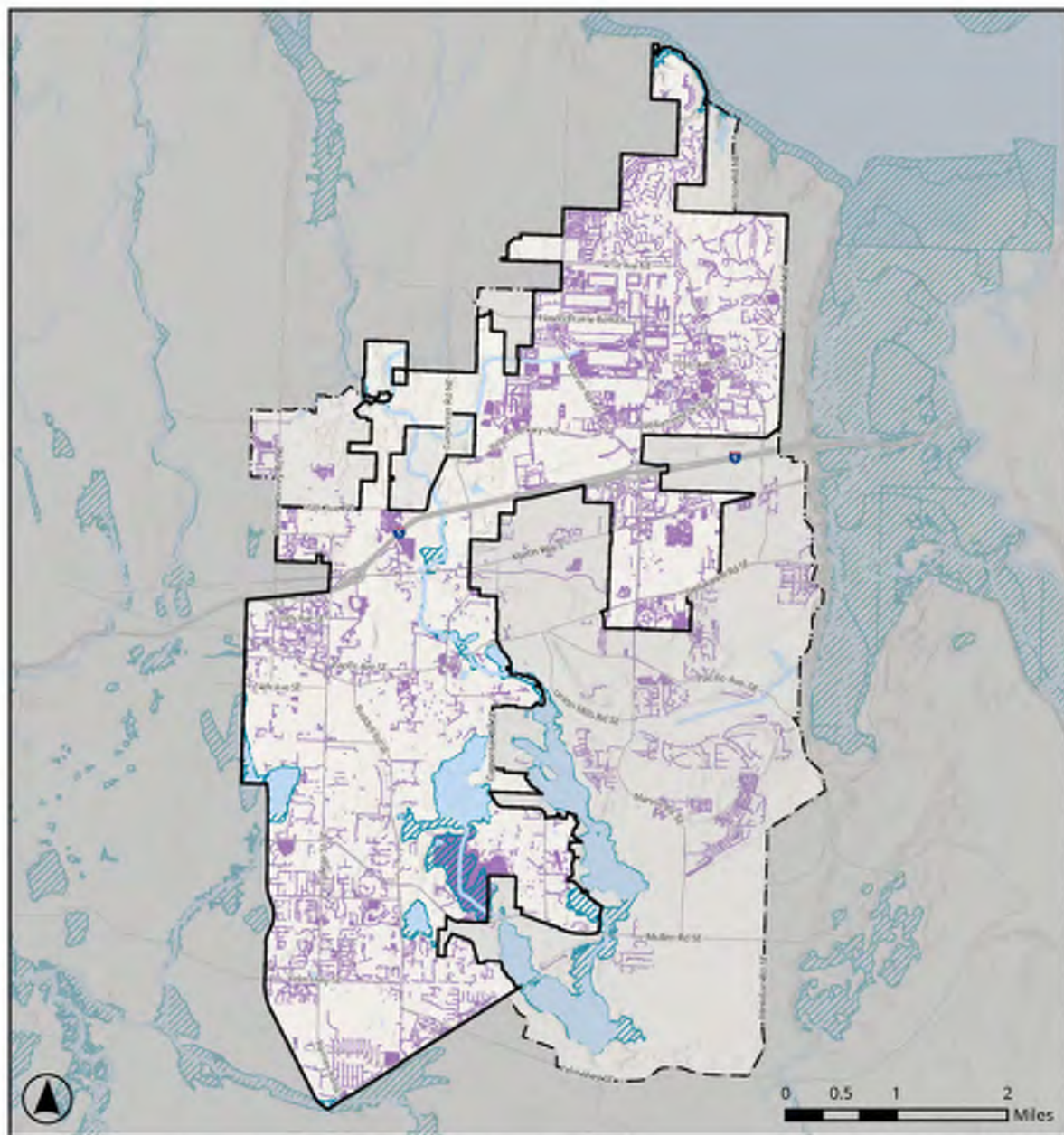


Figure B - 9. Lacey Water System



Source: Lacey Water System Plan (2022)

Figure B - 10. Stormwater Infrastructure in 100-Year Flood Zone



Legend

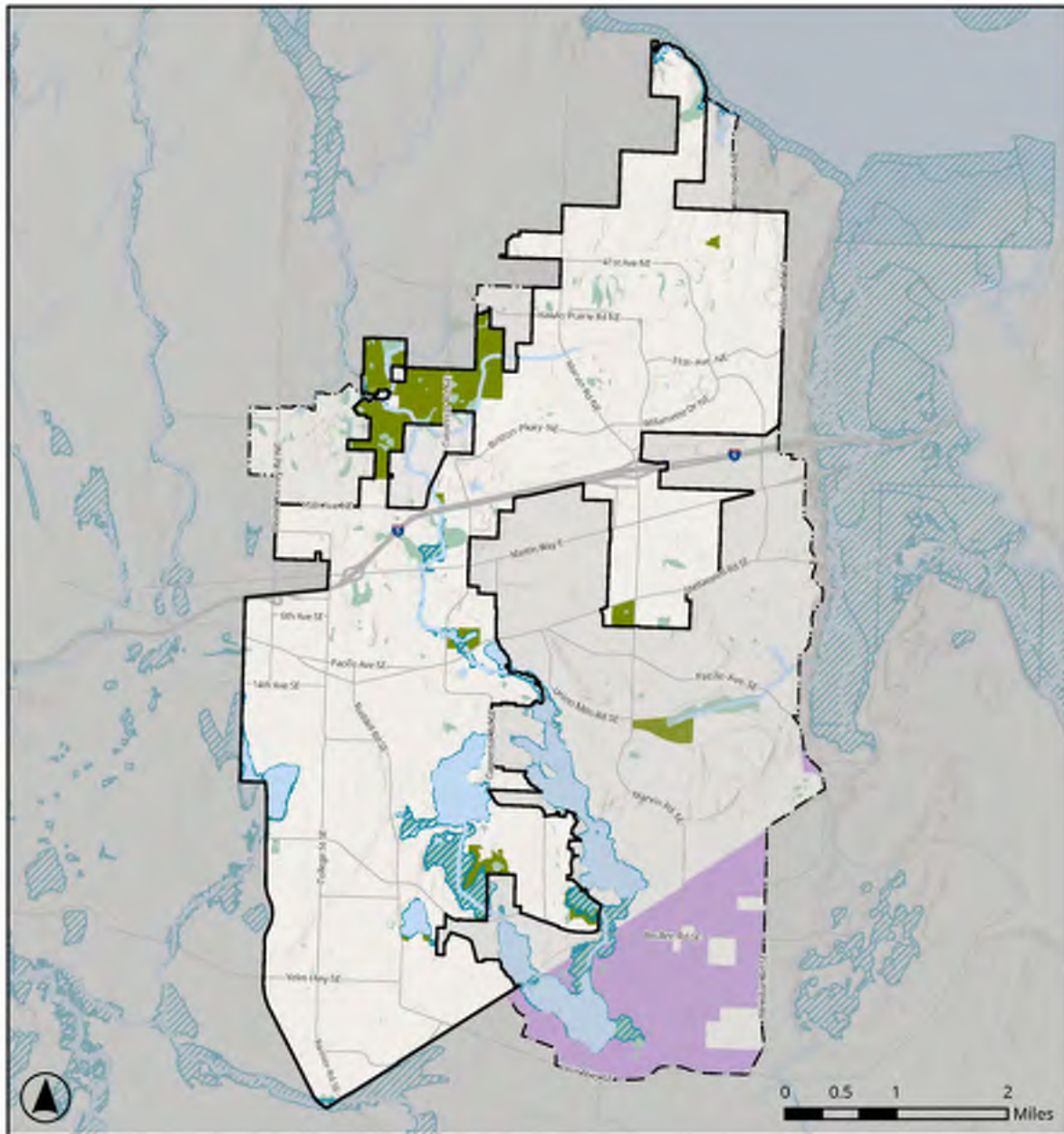
- | | |
|-------------------|------------|
| City Limits | Stormlines |
| Urban Growth Area | Stormpond |
| 100-Year Flood | |

Sources: City of Lacey (2024), FEMA (2019).



8.4 Habitats and Ecosystems Maps

Figure B - 11. Habitats and Ecosystems in 100-Year Flood Zone



Legend

City Limits	Undeveloped and Natural Parks
Urban Growth Area	McAllister Geologically Sensitive Area
Water	100-Year Flood
Wetlands	

Sources: City of Lacey (2024), FEMA (2019).





THURSTON
CLIMATE
MITIGATION
COLLABORATIVE

THURSTON COUNTY, WA

2022 Inventory of Community-Wide Greenhouse Gas Emissions



Prepared For:

Thurston Climate
Mitigation
Collaborative

Produced By:

ICLEI – Local Governments
for Sustainability USA
June 2024

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Executive Summary

The Thurston Climate Mitigation Collaborative (TCMC) is a consortium of four local government partners—Thurston County, City of Lacey, City of Olympia, and City of Tumwater—that are working together to reduce local greenhouse gas (GHG) emissions that contribute to global climate change. In 2020, the four partners published the Thurston Climate Mitigation Plan (TCMP), which includes the mutual goal of reducing community-wide net GHG emissions 45% by 2030 and 85% by 2050, relative to a 2015 baseline [1].

A GHG emissions inventory is one way the TCMC tracks progress toward meeting the adopted targets. The emissions inventory uses local data to estimate the relative contribution of emissions from different sectors within our geographic boundaries, including energy in buildings, transportation, agriculture, and solid waste. The Thurston Climate Action Team and Thurston Regional Planning Council completed GHG inventories for geographic Thurston County from 2010 to 2021. Thurston County contracted with ICLEI on behalf of the TCMC to complete this 2022 GHG emissions inventory.

Total 2022 GHG emissions in Thurston County are estimated at 3,258,925 metric tons CO₂e (MTCO₂e) — about 10.9 MTCO₂e per person. 2022 emissions are approximately 6.6% higher than the 2015 baseline, but 5.8% lower than the peak in 2019. Much like the rest of the world, emissions are not on track to meet the 2030 and 2050 targets (Figure 1). However, per capita emissions have decreased 4.3% since 2015.

In addition to GHG inventories, the TCMC monitors and reports on its progress through Annual Progress Reports, which detail the actions each jurisdiction is taking to reduce emissions across the TCMP's five sectors: Buildings & Energy, Transportation & Land Use, Wastewater & Waste, Agriculture & Forests, and Cross-Cutting. Learn more about the TCMC's work at the new collaborative website www.ThurstonClimateCollaborative.org.

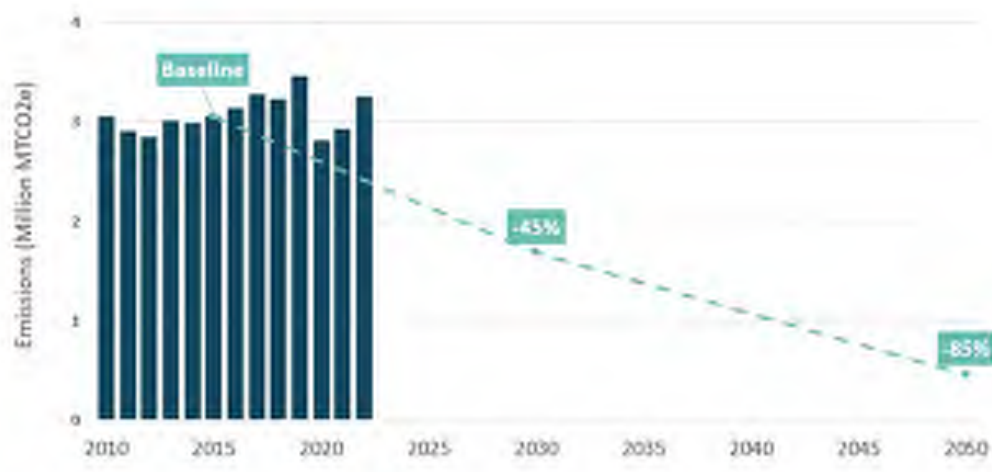


Figure 1: Thurston County Emissions and Reduction Targets

[1] Thurston Climate Mitigation Plan. December 2020. <https://www.trpc.org/909/Thurston-Climate-Mitigation-Plan>

Key Findings

Figure 1 shows community-wide emissions by sector. The largest single-sector contributor is Transportation with 36% of emissions. However, the total Energy sector is larger than Transportation, accounting for 54% of emissions (Residential Energy 26%, Commercial Energy 17%, Upstream Impacts 8%, and Industrial Energy 3%). The other sectors included in the inventory are Agriculture (3%), Fugitive Emissions (3%), Solid Waste (3%), and Wastewater (1%). The Thurston Climate Mitigation Plan (TCMP) identifies actions to reduce emissions across these sectors.

The Inventory Results section of this report provides a detailed profile of emissions sources within Thurston County, WA, information that is key to guiding local reduction efforts. These data will also provide a baseline against which the Thurston Climate Mitigation Collaborative (TCMC) will be able to compare future performance and demonstrate progress in reducing emissions.

EMISSIONS AT A GLANCE

1 Transportation
36%

2 Residential
Energy
26%

3 Commercial
Energy
17%

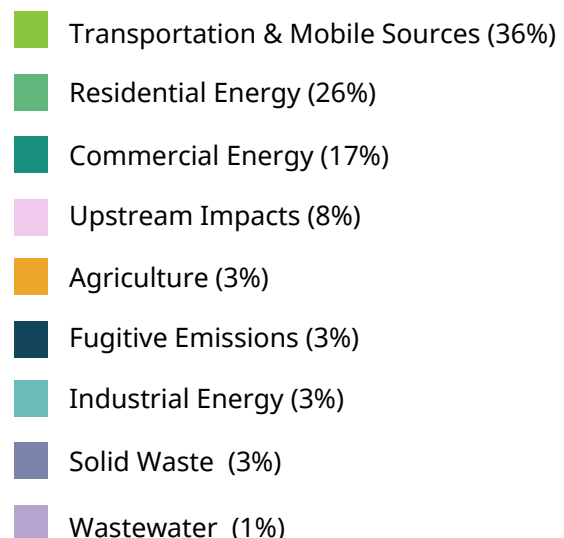
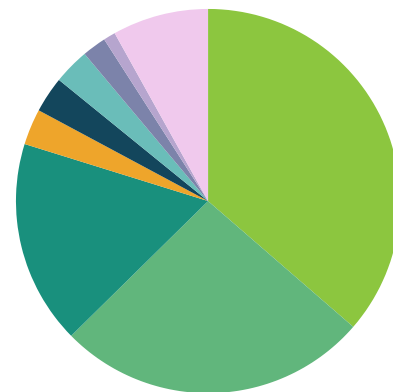


Figure 2: Community-Wide Emissions by Sector

Inventory Methodology

Understanding a Greenhouse Gas Emissions Inventory

The first step toward achieving measurable greenhouse gas (GHG) emission reductions is to identify baseline emission levels that can be tracked over time. The TCMC adopted a baseline year of 2015. This report presents calculated emissions from emission-generating sources and activities within the geographic boundary of Thurston County, WA in 2022.

As local governments across the globe take action to monitor and reduce GHG emissions, the need for a standardized approach to quantify emissions has proved essential. This inventory uses the approach and methods provided by the U.S. Community Protocol for Accounting and Reporting Greenhouse Gas Emissions (Community Protocol).

Three greenhouse gases are included in this inventory: carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O). Many of the charts in this report represent emissions in “carbon dioxide equivalent” (CO₂e) values, calculated using the Global Warming Potentials (GWP) for methane and nitrous oxide from the IPCC 6th Assessment Report [2]. GWP is defined as the heat-trapping ability of each GHG relative to that of CO₂.

Table 1: Global Warming Potential Values (IPCC, 2021)

Greenhouse Gas	Global Warming Potential
Carbon Dioxide (CO ₂)	1
Methane (CH ₄) (Fossil Origin)	29.8
Methane (CH ₄) (Non-Fossil Origin)	27.2
Nitrous Oxide (N ₂ O)	273

[2] IPCC, 2021: Summary for Policymakers. In: Climate Change 2021: The Physical Science Basis. Contribution of Working Group I to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change [MassonDelmotte, V., P. Zhai, A. Pirani, S. L. Connors, C. Péan, S. Berger, N. Caud, Y. Chen, L. Goldfarb, M. I. Gomis, M. Huang, K. Leitzell, E. Lonnoy, J. B. R. Matthews, T. K. Maycock, T. Wastewaterfield, O. Yelekçi, R. Yu and B. Zhou (eds.)]. Cambridge University Press. In Press.

Community Emissions Protocol

Version 1.2 of the U.S. Community Protocol for Accounting and Reporting GHG Emissions (USCP) [3] was released by ICLEI in 2019, and represents a national standard in guidance to help U.S. local governments develop effective community GHG emissions inventories. It establishes reporting requirements for all community GHG emissions inventories, provides detailed accounting guidance for quantifying GHG emissions associated with a range of emission sources and community activities, and provides a number of optional reporting frameworks to help local governments customize their community GHG emissions inventory reports based on their local goals and capacities. The sectors of this inventory match the sectors outlined in the USCP.

The community inventory in this report includes emissions from the five Basic Emissions Generating Activities required by the Community Protocol. These activities are:

- Use of electricity by the community
- Use of fuel in residential and commercial stationary combustion equipment
- On-road passenger and freight motor vehicle travel
- Use of energy in potable water and wastewater treatment and distribution
- Decomposition of solid waste generated by the community

The community inventory also includes the following activities:

- Wastewater treatment processes
- Off-road, air, and rail passenger and freight motor vehicle travel
- Upstream emissions from electricity, natural gas, other fuels. These are emissions associated with the production of fuel and the production of electricity from specific fuel types [2]
- Transmission and demand losses from electricity
- Fugitive emissions from natural gas distribution

Quantifying Greenhouse Gas Emissions

Sources and Activities

Communities contribute to greenhouse gas emissions in many ways. Two central categories of emissions are used in the community inventory: 1) GHG emissions that are produced by “sources” located within the community boundary, and 2) GHG emissions produced as a consequence of community “activities.”

Table 2: Source vs. Activity for Greenhouse Gas Emissions

Source	Activity
Any physical process inside the jurisdictional boundary that releases GHG emissions into the atmosphere.	The use of energy, materials, and/or services by members of the community that result in the creation of GHG emissions.

[3] ICLEI. 2012. US Community Protocol for Accounting and Reporting Greenhouse Gas Emissions. Retrieved from <http://www.iclei.usa.org/tools/ghg-protocol/community-protocol>



By reporting on both GHG emission sources and activities, local governments can develop and promote a deeper understanding of GHG emissions associated with their communities. An example of source-based emissions is the direct emission of GHGs from the tailpipes of vehicles traveling within Thurston County. On the other hand, an example of activity-based emissions comes from landfill waste. The Roosevelt Regional Landfill is located outside of Thurston County; the inventory only accounts for the portion of landfill emissions that are related to waste disposal by Thurston residents.

Base Year

The inventory process requires the selection of a base year with which to compare current emissions. When the Thurston Climate Mitigation Plan was developed, the partners chose 2015 as the baseline year for the county-wide greenhouse gas emissions inventory.

Quantification Methods

GHG emissions can be quantified in two ways:

- Measurement-based methodologies refer to the direct measurement of GHG emissions (from a monitoring system) emitted from a flue of a power plant, wastewater treatment plant, landfill, or industrial facility.
- Calculation-based methodologies calculate emissions using activity data and emission factors. To calculate emissions accordingly, the basic equation below is used:

$$\text{Activity Data} \times \text{Emission Factor} = \text{Emissions}$$

Emissions sources in this inventory are quantified using calculation-based methodologies. Activity data refer to the relevant measurement of energy use or other GHG-generating processes such as fuel consumption by fuel type, metered annual electricity consumption, and annual vehicle miles traveled. Please see the appendices for a detailed listing of the activity data used in composing this inventory.

Known emission factors are used to convert energy usage or other activity data into associated quantities of emissions. Emissions factors are usually expressed in terms of emissions per unit of activity data (e.g. lbs CO₂/kWh of electricity). For this inventory, calculations were made using ICLEI's [ClearPath Climate Planner](#) tool.

Community Emissions Inventory Results

The total community-wide emissions for the 2022 inventory are shown in Table 3 and Figure 5. For a comparison of 2015 and 2022 emissions, see Table 4.

Table 3: Community-Wide Emissions Inventory

Sector	Fuel or Source	2022 Usage	Usage Unit	2022 Emissions (Mt CO ₂ e)
Residential Energy	Electricity	1,449,620,288	kWh	596,913
	Natural Gas	3,700,139	MMBtu	196,786
	Distillate Fuel Oil	70,012	MMBtu	5,213
	Propane	437,784	MMBtu	27,168
	Wood	1,386,635	MMBtu	13,508
Total Residential Energy				839,588
Commercial Energy	Electricity	1,087,121,251	kWh	447,646
	Natural Gas	1,989,070	MMBtu	105,785
Total Commercial Energy				553,431
Industrial Energy	Electricity	137,117,075	kWh	56,461
	Natural Gas	578,865	MMBtu	30,723
Total Industrial Energy				87,184
Transportation & Mobile Sources	On-Road Gasoline	1,762,794,908	VMT	710,800
	On-Road Diesel	210,636,112	VMT	303,360
	Off-Road	1,307,318	MMBtu	94,769
	Maritime	210,341	MMBtu	15,277
	Rail	452,616	MMBtu	33,759
	Aviation	340,723	Gallons gasoline and jet kerosene	3,174
Total Transportation & Mobile Sources				1,161,138



Table 3: Community-Wide Emissions Inventory (continued)

Sector	Fuel or Source	2022 Usage	Usage Unit	2022 Emissions (Mt CO ₂ e)
Solid Waste	Waste Sent to Landfill	227,150	Tons	101,392
	Composting	33,302	Tons	4,595
	Flaring of Landfill Gas	144,000	Cubic ft/day	75
	Rail Transport Outside of County	220	Miles per round-trip	1034
	Truck Transport Outside of County	17	Miles per round-trip	541
Total Solid Waste				107,637
Wastewater	N ₂ O Process & Effluent Fugitives	161,484	Population served	435
	Septic	55,413	Septic Systems	16,416
	Combustion of Digester Gas	140,659	scf/day	8
	Methanol used for nitrogen removal	0.16	MT CO ₃ OH/day	64
Total Wastewater				16,923
Agriculture	Enteric Fermentation	N/A - Multiple types of animals	N/A	64,981
	Manure Management	N/A - Multiple types of animals	N/A	45,587
	Fertilized Land	5,045	Fertilized acres	1,498
Total Agriculture				112,066
Fugitive Emissions	Fugitive emissions from natural gas distribution	6,268,074	MMBtu	11,574
	Hydrofluorocarbons	N/A - multiple types of gases	N/A	95,629
Total Fugitive Emissions				107,203



Sector	Fuel or Source	2022 Usage	Usage Unit	2022 Emissions (Mt CO2e)
Upstream Impacts	Electricity Transmission and Distribution Losses	2,673,858,616	kWh	56,152
	Upstream Electricity	2,810,225,405	kWh	137,823
	Upstream Natural Gas	6,268,074	MMBtu	73,269
	Upstream Fuel Oil	70,012	MMBtu	949
	Upstream HGL (Propane on report)	437,784	MMBtu	5,563
Total Upstream Impacts				273,756
Total Gross Emissions				3,258,925

Figure 5 shows the distribution of community-wide emissions by sector. Transportation is the largest contributor, followed by Residential Energy and Commercial Energy. The total of all emissions in the Energy sector (Residential, Commercial, Industrial, and Upstream Impacts) account for 54% of county-wide emissions.

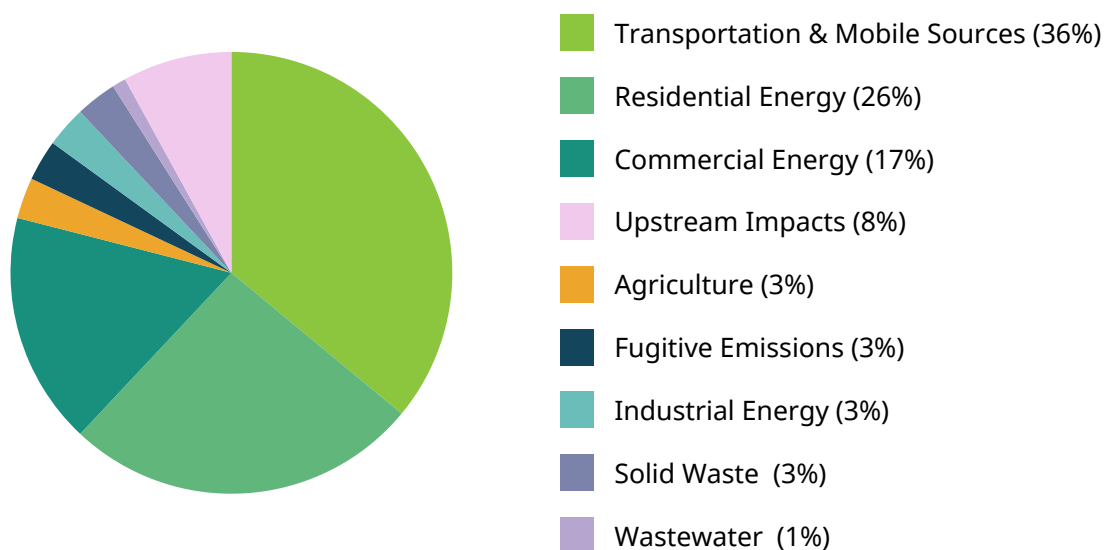


Figure 3: Community-Wide Emissions by Sector

Table 4: 2015 and 2022 Community-Wide Emissions Inventory Comparison

Sector	Fuel or Source	2015 Usage	2022 Usage	2015 Emissions	2022 Emissions	Percent Change
Residential Energy	Electricity	1,241,099,148	1,449,620,289	580,819	596,913	3%
	Natural Gas	2,830,912	3,700,139	150,566	196,786	31%
	Distillate Fuel Oil	56,166	70,012	4,182	5,213	25%
	HGL (Propane on report)	341,515	437,784	21,711	27,168	25%
	Wood	1,302,058	1,386,635	12,970	13,508	4%
Total Residential Energy				770,248	839,588	9.00%
Commercial Energy	Electricity	963,956,491	1,087,121,251	451,120	447,646	-1%
	Natural Gas	1,441,767	1,989,070	76,683	105,785	38%
Total Commercial Energy				527,803	553,431	4.86%
Industrial Energy	Electricity	119,530,793	137,117,076	55,939	56,461	1%
	Natural Gas	100,133	578,865	5,315	30,723	478%
Total Industrial Energy				61,254	87,184	42.33%
Transportation & Mobile Sources	On-Road Gasoline	1,890,366,013	1,762,794,908	762,092	710,800	-7%
	On-Road Diesel	166,268,478	210,636,112	252,836	303,360	20%
	Off-Road	*Not included	210,341	120,225	94,769	-21%
	Maritime	*Not included	452,616	5,334	15,277	186%
	Aviation	253,247	340,723	2,396	3,174	32%
	Rail	*Not included	452,616	*Not included	33,759	N/A
Total Transportation & Mobile Sources				1,142,883	1,161,138	1.60%

*Rail, Maritime, and Off-Road fuel usage data was not available until release of 2020 NEI Tool in 2023. Only estimated emissions were provided in the 2017 NEI Tool.



Table 4: 2015 and 2022 Primary Community-Wide Emissions Comparison (continued)

Sector	Fuel or Source	2015 Usage	2022 Usage	2015 Emissions	2022 Emissions	Percent Change
Solid Waste	Landfill emissions	168,977	227,150	51,780	101,392	96%
	Composting	25,295	33,302	1,761	4,595	161%
	Flaring of Landfill Gas	Not Included	144,000	Not Included	75	N/A
	Rail transport out of County	220	220	813	1,034	27%
	Truck Transport out of County	17	17	402	541	35%
Total Solid Waste				54,756	107,637	96.57%
Wastewater	N2O Process & Effluent	135,634	161,484	369	435	18%
	Septic	53,365	55,413	16,112	16,416	2%
	Combustion of Digester Gas	161,922	140,659	11	8	-26%
	Methanol used for nitrogen removal	0.24	0.16	108	64	-41%
Total Wastewater				16,600	16,923	1.94%
Agriculture	Enteric Fermentation & Manure Management	N/A	N/A	66,602	110,568	66%
	Fertilized Land	3,866	5,045	1,148	1,498	30%
Total Agriculture				67,750	112,066	65.41%

Table 4: 2019 and 2021 Primary Community-Wide Emissions Comparison (continued)

Sector	Fuel or Source	2015 Usage	2022 Usage	2015 Emissions	2022 Emissions	Percent Change
Fugitive Emissions	Fugitive emissions from natural gas distribution	4,372,812	6,268,074	7,470	11,574	55%
	Hydroflourocarbons	N/A	N/A	127,244	95,629	-25%
Total Process & Fugitive Emissions				134,714	107,203	-20.42%
Upstream Impacts	Electricity TDL	2,324,588,447	2,673,858,616	52,109	56,152	8%
	Upstream Electricity	2,324,588,447	2,810,225,405	170,696	137,823	-19%
	Upstream Natural Gas	4,372,812	6,268,074	52,779	73,269	39%
	Upstream Fuel Oil	56,166	70,012	761	949	25%
	Upstream HGL (Propane on report)	341,515	437,784	4,340	5,563	28%
Total Upstream Impacts				280,685	273,756	-2.47%
Total Gross Emissions				3,056,693	3,258,925	6.62%



Comparison Discussion

Changes in Methodology

Before comparing the 2015 and 2022 inventories, we must acknowledge that some methodologies have changed as new data sources became available and old data sources stopped being updated. These changes include the following:

- The 2015 inventory did not include railway emissions and only included maritime emissions reported by the Port of Olympia. The EPA included rail and maritime emissions (county-wide) for the first time in its most recent release of the National Emissions Inventory (NEI). These were included in the 2022 inventory, but there is no data available to retroactively add to inventories before 2020. The 9,943 metric ton increase in maritime emissions is mostly due to this change in data source. Likewise, all 33,759 metric tons of CO₂e from railway emissions are a new addition. Combined, maritime and railway emissions account for 1.5% of total CO₂e emissions in 2022.
- Hydrofluorocarbon (HFC) emissions data was collected from the US EPA 2017 national inventory for previous years. For the 2022 inventory, it was collected from the EPA's 2020 National Emissions Inventory (NEI) tool (released in 2023). The 2020 NEI tool has more detailed HFC data than previously used data.
 - The inventories show a 25% decrease in HFC emissions from 2015 to 2022, which translates to a reduction of 31,365 MT CO₂e. It is unknown what portion of this reduction is due to decreased activity versus changes in the data sets.
- 2022 is Thurston County's first GHG Inventory to use IPCC AR6 GWP values, which slightly alters the calculations to convert CH₄ and NO₂ emissions to CO₂e emissions.
 - If AR5 GWP values are applied to the 2022 inventory, total emissions are reduced by 366 MT CO₂e. This change is negligible in comparison to the activity changes outlined below.

Other methodology is consistent with previous inventories and can be found in the Appendices.





Comparison Discussion

Changes in Activities and Emissions

As shown in Table 4, Thurston County's total gross emissions increased by 6.6% (202,233 MTCO₂e) between 2015 and 2022. As noted above, 43,702 MT CO₂e (1.5% of total inventoried emissions) may be due to methodological changes in maritime and railway emissions. The following are the major changes within specific sectors and activities:

- Transportation
 - On-road gasoline VMT decreased by 7%.
 - On-road diesel VMT increased by 20%.
 - Total on-road emissions reduced by 0.08%, which translates to an emissions reduction of 768 MT CO₂e.
- Electricity
 - Total electricity use increased by 15%.
 - Residential electricity use increased by 16.8%, commercial use by 12.8%, and industrial use by 14.7%.
 - However, total emissions from electricity decreased by 1.2% because of a lower emissions factor resulting from PSE's investments in cleaner generation.
- Natural Gas
 - Residential natural gas use (and associated emissions) increased by 31% and commercial natural gas increased by 38%.
 - Industrial natural gas use increased by 478%. This includes a large spike from 2016 to 2017, when industrial natural gas use increased by 628% in just one year. From 2017 to 2022, industrial natural gas use decreased by 21%. TCMC Partners and Puget Sound Energy have not identified an explanation for these fluctuations.
 - Total change in natural gas use across all sectors (including losses) increased by 42%, which translates to an emissions increase of 121,221 MT CO₂e. It is the largest increase in emissions activities.
- Solid Waste
 - The amount of waste being sent to the landfill increased by 34% from 2015 to 2022.
 - Emissions from waste sent to the landfill increased by 96%, which translates to an emissions increase of 49,612 MT CO₂e. It is the second-largest increase in emissions activities.
 - Total waste emissions nearly doubled.
- Agriculture
 - Animal agriculture (enteric fermentation and manure management) increased by 66%, which translates to an emissions increase of 43,966 MT CO₂e. It is the third largest increase in emissions activities.

Greenhouse Gas Emissions Forecasts

The Thurston Climate Mitigation Collaborative's (TCMC's) most recent community-wide greenhouse gas (GHG) inventory includes emissions from activities and sources that took place within Thurston County during the 2022 calendar year. Using the 2022 GHG inventory as a baseline, ICLEI prepared a basic “business-as-usual” forecast for 2030.

Business-As-Usual (BAU) Forecast

The BAU forecast (Figure 3) is a projection of emissions through the year 2050. The projected emissions estimated population growth [4], changes in automotive fuel efficiency standards [5], and changes to the carbon intensity of grid electricity [6]. Thurston County’s 2022 emissions were 3,258,925 MT CO₂e. If no local actions are taken, Thurston County’s 2050 emissions are projected to be 2,014,347 MT CO₂e. This is a 38% reduction in emissions. The electric grid will be much cleaner in 2030, but it will not reduce emissions enough to accomplish the TCMC's goal of reducing emissions 45% by 2030.

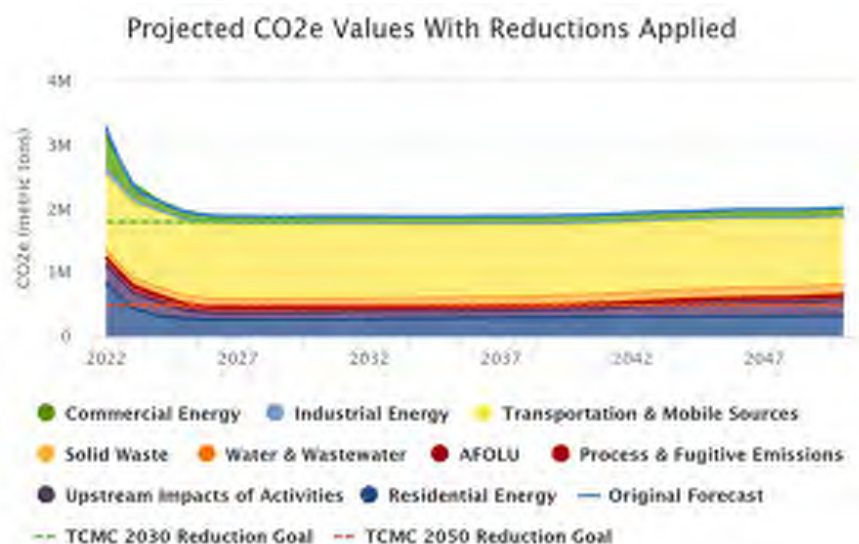


Figure 4: Business-As-Usual Forecast for Community-Wide Emissions from 2022-2050

*The 2022 Organics Management Law (HB1799) establishes statewide goals to reduce organic material being disposed of in landfills by 75%. This is intended to reduce non-fossil methane emissions. This law is not factored into the BAU forecast, but will likely reduce waste- related emissions between now and 2030 if implementation goes as planned.

[4] Washington Office of Financial Management. 2022 Growth Management Act population projections for counties. March 2, 2023. <https://ofm.wa.gov/washington-data-research/population-demographics/population-forecasts-and-projections>

[5] ICLEI's Carbon Intensity Reference Sheet

[6] Puget Sound Energy. Beyond Net Zero Carbon by 2045. January 2021. <https://www.pse.com/en/press-release/details/pse-sets-beyond-net-zero-carbon-goal>

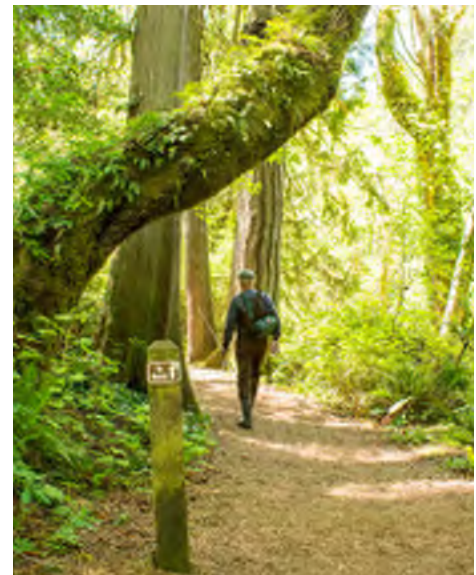
Conclusion

Based on annual GHG inventory data collected by the TCMC, emissions in Thurston County increased from 2015 to 2019, dropped more than 18% in one year from 2019 to 2020, then increased again from 2020 to 2022. The 2019-2020 change was largely due to an abrupt decrease in on-road transportation emissions (15.3%) as a result of the COVID-19 pandemic. On-road emissions increased 7.0% from 2020-2021 and then again 7.7% from 2021-2022. These data indicate that the pandemic's effect on countywide GHG emissions was temporary, and emissions are unfortunately exhibiting an upward trajectory once again.

Overall, this report estimates that GHG emissions in Thurston County increased approximately 6.6% from the baseline year 2015 until 2022. During this period, the County's population grew by approximately 10.7%. So, while total emissions are going in the wrong direction, per capita emissions (emissions per individual resident) are slightly decreasing in Thurston County. Nonetheless, the TCMC recognizes that the region is not on track to meet its adopted GHG emission targets for 2030 and 2050.

As in prior years, buildings and energy account for the largest share of the county's emissions (54%), and in particular the residential energy sector which accounts for 26% of the total. In 2024-2025, the TCMC is embarking on two major regional initiatives targeting GHG emissions in the residential energy sector. These initiatives are 1) an Energy Efficiency and Electrification Campaign to provide outreach, incentives and technical support with a focus on low-to-moderate income residents; and 2) a Home Energy Score Model Ordinance to provide homebuyers/occupants an assessment of home energy performance, expected energy costs, and recommendations for cost-effective improvements. These regional efforts augment the actions being taken by each individual jurisdiction, which are reported in the latest TCMC Annual Progress Report.

The inventory shows transportation as the second largest GHG contributor, accounting for 36% of total emissions. All four TCMC jurisdictions are implementing strategies to reduce transportation emissions by increasing use of active forms of travel, adoption of electric vehicles, and efficiency of the transportation system. Each TCMC jurisdiction is working on Comprehensive Plan Updates in 2024-2025, which will include development of a new Climate Change Element emphasizing policies to reduce vehicle miles traveled (VMT) in alignment with TCMP Strategy T1: Set land use policies that support increased urban density and efficient transportation networks and reduce urban sprawl [7].



[7] Thurston Climate Mitigation Plan. December 2020. <https://www.trpc.org/909/Thurston-Climate-Mitigation-Plan>

The TCMC Staff Team, Executive Committee, and Community Advisory Workgroup will review and consider these GHG inventory data in ongoing discussions about how the Thurston region can meet its established emission reduction targets. Further emission forecasting and scenario analyses as part of the Comprehensive Plan Update process will help the TCMC identify and prioritize local actions. Any new priorities will be integrated into the TCMP according to its established update schedule, which prescribes minor administrative updates every other year and a full plan review and update every six years.

Completion of another GHG inventory every three to five years is recommended to assess progress resulting from any actions implemented. The detailed methodology section of this report, as well as notes and attached data files in the ClearPath Climate Planner tool and a master data Excel file provided to the TCMC will be helpful to complete a future inventory consistent with this one.

Climate mitigation actions produce environmental, economic, and social benefits beyond direct reduction of GHG emissions. The TCMP articulates 12 regional goals that emphasize these co-benefits, such as creating vibrant neighborhoods, preserving forests and farmlands, protecting air and water quality, and ensuring residents have resources to meet their daily needs. Through the ongoing collaboration of the TCMC, Thurston County and the cities of Lacey, Olympia, and Tumwater are working to support the strength and resilience of the whole Thurston community.



Appendix: Methodology Details

Energy

Table 5: Energy Data Sources

Activity	Data Source	Data Gaps/Assumptions
Residential, Commercial, and Industrial Electricity	Puget Sound Energy (PSE)	N/A
Residential, Commercial, and Industrial Natural Gas	Puget Sound Energy (PSE)	N/A
Residential Propane, Fuel Oil, and Wood	US Census table B25040 and EIA Table CT4	EIA Table CT4 scaled down from Washington to Thurston County using household counts from table B25040
Commercial/Industrial Other Fuels	No data used	EIA data for Washington not considered to be accurate to scale down for Thurston County. No industrial facilities within Thurston County reporting to EPA.

Table 6: Emissions Factors for Electricity Consumption

Emissions Factor/ Year	CO2 (lbs./MWh)	CH4 (lbs./GWh)	N2O (lbs./GWh)	Data Gaps and Assumptions
Puget Sound Energy 2022	907.8	0	0	CO2 emissions are actually CO2e emissions from PSE's 2022 Greenhouse Gas Inventory

Transportation

Table 7: Transportation Data Sources

Activity	Data Source	Data Gaps/Assumptions
Transportation on-road	Thurston Regional Planning Council	VMT breakdown methodology utilizes the Washington State vehicle mix from the State Inventory Tool and TRPC's pass-through rates (Percent of VMT associated with vehicles neither starting nor ending their trip in Thurston County) that were calculated for previous years. These estimates include Intercity Transity estimate
Transportation Off-Road	EPA National Emissions Inventory	Data utilizes EPA 2020 NEI Retrieval Tool.
Railway Emissions	EPA National Emissions Inventory	Data utilizes EPA 2020 NEI Retrieval Tool.
Maritime Emissions	EPA National Emissions Inventory	Data utilizes EPA 2020 NEI Retrieval Tool.
Aviation Transportation	Olympia Regional Airport (ORA)	Detailed flight information was not given, assumed 100% local attribution.

Table 8: MPG and Emissions Factors by Vehicle Type

Fuel	Vehicle Type	MPG	CH4 (g/mile)	N2O (g/mile)
Gasoline	Passenger car	0.0084	0.0069	0.0084
Gasoline	Light truck	0.0117	0.0087	0.0117
Gasoline	Heavy truck	0.0719	0.0611	0.0719
Gasoline	Motorcycle	0.0084	0.0069	0.0084
Diesel	Passenger car	0.0005	0.001	0.0005
Diesel	Light truck	0.001	0.0015	0.001
Diesel	Heavy truck	51	0.0048	51
Diesel	Transit Bus	0.0084	0.0069	0.0084

Wastewater

Table 9: Wastewater Data Sources

Activity	Data Source	Data Gaps/Assumptions
Wastewater Energy Use	LOTT Clean Wastewater Alliance	N/A
Fugitive Emissions	LOTT Clean Wastewater Alliance	N/A

Solid Waste

Table 10: Solid Waste Data Sources

Activity	Data Source	Data Gaps/Assumptions
Solid Waste Generation	Thurston County Public Works	N/A
Flaring of Landfill Gas	Thurston County Public Works	N/A
Compost	Thurston County Public Works	N/A



Agriculture (AFOLU)

Table 11: Agriculture Data Sources

Activity	Data Source	Data Gaps/Assumptions
Enteric Fermentation	US EPA State Inventory and Projection Tool (2023 version) & 2022 USDA Agriculture survey	N/A
Manure Management	US EPA State Inventory and Projection Tool (2023 version) & 2022 USDA Agriculture survey	N/A
Fertilized Land	US EPA State Inventory and Projection Tool (2023 version) & 2022 USDA Agriculture survey, TCAT	TCAT created an emission factor using Washington State information in the State Implementation and Projection Tool 7 developed by the US Environmental Protection Agency. Specifically, the emission factor (0.297 MTCO ₂ e/acre) is based on statewide values for (1) direct and indirect N ₂ O emissions from soils and (2) total Washington cropland and grassland.

Fugitive Emissions

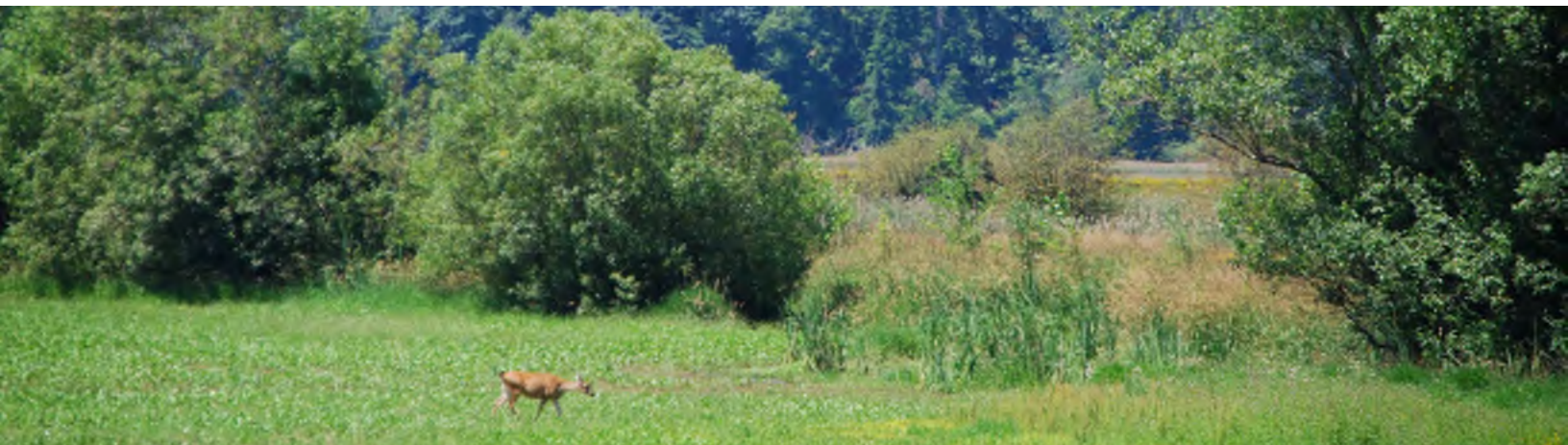
Table 12: Fugitive Emissions Data Sources

Activity	Data Source	Data Gaps/Assumptions
Fugitive Emissions from Natural Gas Distribution	Puget Sound Energy (PSE)	Utilizes a default value of 0.3% (three tenths of one percent) from EDF User Guide for Natural Gas Leakage Rate Modeling Tool

Upstream Impacts

Table 13: Upstream Impacts Data Sources

Activity	Data Source	Data Gaps/Assumptions
Electricity Transmission and Distribution Losses	Puget Sound Energy (PSE), EPA eGRID	5.1% grid loss factor from eGRID applied to PSE's reported usage
Upstream Electricity	Puget Sound Energy (PSE)	Calculations from US Community Protocol section BE. 5.
Upstream Natural Gas	Puget Sound Energy (PSE)	Calculations from US Community Protocol section BE. 5.
Upstream Fuel Oil	U.S. Energy Information Administration	Calculations from US Community Protocol section BE. 5.
Upstream Propane	U.S. Energy Information Administration	Calculations from US Community Protocol section BE. 5.



Inventory Calculations

The 2022 inventory was calculated following the US Community Protocol and ICLEI's ClearPath Climate Planner software. As discussed in Inventory Methodology, the IPCC 6th Assessment was used for global warming potential (GWP) values to convert methane and nitrous oxide to CO2 equivalent units. ClearPath Climate Planner's inventory calculators allow for input of the sector activity (i.e. kWh or VMT) and emission factor to calculate the final carbon dioxide equivalent (CO2e) emissions.



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Memo

November 5, 2024

To: Linsey Fields, Climate and Sustainability Coordinator, City of Lacey
From: Robyn Wong and Ron Whitmore
Subject: Plan and Policy Audit, Lacey Resilience Sub-Element

Introduction

The Plan and Policy Audit (Task 2.1) is an assessment of existing City and regional plans related to climate resilience. The purpose of this memo is to describe the methodology and to summarize the findings of the Audit.

The assessment was completed as a matrix of goals, policies, actions, projects, and other information that identifies gaps, maladaptation policies, and considerations when drafting policies for the Resilience Sub-Element of the Lacey Comprehensive Plan. The assessment matrix was created using the Climate Element Workbook provided by the State of Washington Department of Commerce (Commerce) and is provided as a separate Excel file.

Plans and Policies Reviewed

The selection of plans and policies reviewed was based on Commerce's Climate Element Planning Guidance as well as recommendations from City staff. The following seven documents were reviewed:

- Lacey Comprehensive Plan (2016)
 - Economic Development Element
 - Housing Element
 - Environmental Element
 - Utilities Element
 - Shoreline Master Program (2021)
- Hazards Mitigation Plan for the Thurston Region (4th Edition) (2023) and City of Lacey Annex to the Hazards Mitigation Plan for the Thurston Region (4th Edition) (2024)
- Thurston County Climate Mitigation Plan (2020) (there were no climate resilience goals or policies in the Plan)
- Lacey Parks Culture & Recreation Comprehensive Plan (2023)
- Lacey Urban Forest Management Plan (2021)
- Lacey Government Facilities Master Plan (2023)
- Lacey Stormwater Comprehensive Plan (2020)
- 2030 Transportation Plan (2012).

Method

Each plan was reviewed according to selected criteria in the “Task 2.1: Review existing plans for climate gaps and opportunities” tab of the Climate Element Workbook provided by Commerce (in Excel). All goals, policies, initiatives, and activities in the plans that have any implicit or explicit connection to climate resilience were included in the matrix (included as a separate Excel file); components of the plans that do not have a nexus to climate resilience were not assessed.

The criteria assessed are:

- **Type:** This identifies the type of “measure” in the source plan. The types of measures listed in the matrix reflect those used in the plans and include: goals, policies, strategies, initiatives, capital improvements, and program activities. Some reviewed plans contain very high-level goals and policies (e.g., in Comprehensive Plan Elements), while others include facility-specific projects (e.g., in the Government Facilities Master Plan).
- **Sector:** This identifies the sector(s) the measure applies to. The sectors recommended by Commerce are: Buildings & Energy; Cultural Resources & Practices; Economic Development; Emergency Management; Health & Well-being; Ecosystems; Transportation; Agriculture & Food Systems; Waste Management; Water Resources; Zoning & Development.
- **Assets:** This identifies the built and natural assets that the measure applies to. If it has to do with people, the entry is “Residents.”
- **Hazards:** This identifies the climate change hazard that is relevant to the measure. The hazard is “relevant” if it is identified in the measure itself or in the source plan (e.g., based on the plan’s organization or naming/tagging convention of the measure). Climate hazards that *can* be applicable but are not explicitly mentioned are also listed in this column of the matrix.
- **Climate Impacts:** This identifies the climate impacts that the measure addresses as written, if applicable, or could be addressed with changes.
- **Gaps and Opportunities:** This is an initial assessment of how the measure could be incorporated into the Resilience Sub-Element, often with additions or revisions.

Plan and Policy Audit Findings

Recommendation: Incorporate stormwater management measures from the Stormwater Comprehensive Plan.

The Stormwater Comprehensive Plan contains a comprehensive assessment of how climate change impacts stormwater management and its downstream impacts to water resources and riparian ecosystems. The plan contains goals and recommended actions to address flooding, changes in streamflow, and extreme precipitation. Drought is not

mentioned explicitly in these goals and recommended actions, but actions that increase stormwater infiltration also help support local groundwater supplies.

Recommendation: Incorporate adapted measures from the Lacey Annex to the Regional Hazard Mitigation Plan (HMP) and the Regional HMP.

The Lacey Annex to the HMP has “initiatives” to address the hazards that specifically impact Lacey. With amendments to more directly address climate hazards and with a longer planning horizon in mind, these initiatives should be incorporated into the Resilience Sub-Element. Additional initiatives from the Regional HMP can also be incorporated and adapted to the Lacey context.

Numerous HMP policies focus on making facilities and assets resilient to “disruptions” and “hazards.” The language of these policies can be modified to specifically reference climate hazards and then incorporated into the Resilience Sub-Element.

Recommendation: Prioritize measures to increase the resilience of vulnerable communities.

Lacey faces relatively little direct exposure to climate hazards that have a defined geospatial footprint, such as wildfire, flood, and sea level rise. However, as a couple of plans noted, every resident is exposed to heat and wildfire smoke regardless of where they live in the city. Vulnerable populations (due to socioeconomic conditions, household characteristics, linguistic isolation, or their housing and environment) will face disproportionately large impacts and have more difficulty recovering.

Recommendation: Add measures to reduce wildfire impacts.

Missing from existing plans are measures to harden/manage buildings and properties to reduce the risk of ignition during a wildfire or to mitigate the impacts of wildfire smoke. Even though wildfire hazard areas are limited within city boundaries, burning embers from a wildfire can fly for miles and start fires. The Resilience Sub-Element should include measures to harden structures and establish defensible space. Likewise, smoke can be addressed in the Sub-Element through outreach and notifications about smoky conditions and through the provision of community spaces that serve as clean air spaces.

Recommendation: Add measures to address heat impacts.

Also missing from existing plans are measures that directly address heat. Some goals and policies in the HMPs that are focused on resilient facilities can be adapted to ensure access to cooling centers. Likewise, measures in the Urban Forest Management Plan can be adapted to reduce the urban heat island effect.

Recommendation: Consolidate detailed policies in departmental plans into higher-level policies in the Resilience Sub-Element.

This recommendation applies to multiple departmental plans as well as the Shoreline Master Plan. Many of the measures in these plans are too specific for the purposes of the Resilience Sub-Element and should be consolidated.

- **Government Facilities Plan:** This plan recommends improvements to City facilities down to the level of design alternatives. The information from this plan can be

combined with measures from other plans to craft more general policies about climate resilience upgrades to City facilities.

- **Shoreline Master Program (SMP):** The SMP goals cover many aspects of managing multiple habitat types, ecological functions, vegetation, and beach areas. Two central themes from all the goals listed in the matrix are: 1) Encouraging restoration/implementation of nature-based solutions on beaches and shorelines, and 2) Avoiding development and shoreline hardening. The Resilience Sub-Element can include policies to advance these measures.
- **Stormwater Comprehensive Plan:** Public Works – Water Resources staff have indicated that this plan will likely be updated in the next year. The existing plan (2020) has policies that clearly connect to climate change impacts, and the update will likely do the same. The two planning efforts should mutually inform each other and remain consistent.

Recommendation: Incorporate climate resilience in the narrative, goals, and policies of the Transportation Element Update or Resilience Sub-Element.

The 2030 Transportation Plan has broad goals and policies that could relate to climate change resilience with changes. Updated goals and policies that connect climate resilience and transportation could either be in the Transportation Element (to be updated by Fehr & Peers) or the Resilience Sub-Element. F&P, R+A, and City staff should collaboratively decide their most suitable placement in the Comp Plan during the development of the Policy Frameworks.

Some of the 2030 Transportation Plan’s goals and policies currently reference climate change, but they mostly allude to transportation’s impact on greenhouse gas emissions. Transportation systems can be negatively impacted by climate hazards (e.g., damage to infrastructure, rider/user impacts). However, connected, safe streets, multimodal networks, and active transportation networks can also increase the resilience of Lacey residents during hazard events.

Attachment

- Task 2.1: Review Existing Plans for Climate Gaps and Opportunities Matrix (Excel)



Planning for and Accommodating Housing Needs in Thurston County

Implementing the Housing Affordability Requirements of HB 1220
April 2025

For more information contact:

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Title VI Notice

Thurston Regional Planning Council (TRPC) hereby gives public notice that it is the agency's policy to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person shall, on the grounds of race, color, sex, or national origin, be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any Federal Highway Aid (FHWA) program or other activity for which TRPC receives federal financial assistance. Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with TRPC. Any such complaint must be in writing and filed with the TRPC's Title VI Coordinator within one hundred and eighty (180) days following the date of the alleged discriminatory occurrence.

Americans with Disabilities Act (ADA) Information

Materials can be provided in alternate formats by contacting the Thurston Regional Planning Council at 360.956.7575 or email info@trpc.org.

THURSTON REGIONAL PLANNING COUNCIL is a 23-member intergovernmental board made up of local governmental jurisdictions within Thurston County, plus the Confederated Tribes of the Chehalis Reservation and the Nisqually Indian Tribe. The Council was established in 1967 under RCW 36.70.060, which authorized creation of regional planning councils.

TRPC's mission is to "Provide visionary, collaborative leadership on regional plans, policies, and issues for the benefit of all Thurston region residents." To support this mission, we:

- Support **regional transportation** planning consistent with state and federal funding requirements.
- Address **growth management, environmental quality**, and other topics determined by the Council.
- **Assemble** and **analyze data** that support local and regional decision making
- Act as a "**convener**", build regional **consensus** on issues through information and citizen involvement.
- Build **intergovernmental consensus** on regional plans, policies, and issues, and advocate local implementation.

2025 Membership

Government Jurisdiction	Name of Representative
Town of Bucoda	Miriam Gordon
City of Lacey	Robin Vazquez, Chair
City of Olympia	Dani Madrone
City of Rainier	Dennis McVey
City of Tenino	John O'Callahan
City of Tumwater	Eileen Swarthout, Secretary
City of Yelm	Joe DePinto
Thurston County	Carolina Mejia
Intercity Transit	Robert Vanderpool
LOTT Clean Water Alliance	Carolyn Cox, Vice Chair
Port of Olympia	Amy Evans Harding
PUD No. 1 of Thurston County	Chris Stearns
Olympia School District	Hilary Seidel
North Thurston Public Schools	Esperanza Badillo-Diiorio
Tumwater School District	Mel Murray
Confederated Tribes of the Chehalis Reservation	Amy Loudermilk
Nisqually Indian Tribe	Mike Mason

Associate Members

Thurston County Economic Development Council	Michael Cade
Lacey Fire District #3	Liberty Hetzler
Puget Sound Regional Council	Josh Brown
Timberland Regional Library	Cheryl Heywood
The Evergreen State College	William Ward
Thurston Conservation District	Marianne Tompkins and Doug Rushton

Executive Director

Marc Daily

Project Partners

City of Lacey	Vanessa Dolbee, Community and Economic Development Director Ryan Andrews, Planning Manager
City of Olympia	Leonard Bauer, Community Planning and Development Director Tim Smith, Interim Community Planning and Development Director Casey Schaufler, Associate Planner
City of Tenino	Cristina Haworth, SCJ Alliance Dan Penrose, SCJ Alliance
City of Tumwater	Brad Medrud, Long Range Planning Manager Mike Matlock, Community Development Director
City of Yelm	Gary Cooper, Planning and Building Manager
Thurston County	Ashley Arai, Interim Community Planning and Economic Development Director

Thurston Regional Planning Council Staff

Allison Osterberg, Planning Manager
Michael Ambroggi, Senior Planner

This project was funded by an interlocal agreement between TRPC and the project partner jurisdictions.

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Revision Notes

The April 2025 revision of this report added data for the Town of Bucoda and a land capacity analysis for emergency housing.

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EXECUTIVE SUMMARY

New GMA Requirements

House Bill 1220 — passed by the state legislature in 2021— added new requirements to the Growth Management Act for jurisdictions to **“plan for and accommodate housing affordable to all economic segments of the population of this state.”** Thurston County and the cities of Lacey, Olympia, Tenino, Tumwater, and Yelm contracted with Thurston Regional Planning Council (TRPC) to facilitate a process and provide data analysis support to implement this law.

The Thurston region has a long history of planning for affordable housing and much has been done at both the local and regional level. HB 1220 addresses just a small piece of the affordable housing problem — whether land, and how it is zoned, is a barrier to new affordable housing.

HB 1220 requires jurisdictions to ensure zoning is not a barrier to affordable housing. On its own, the law will not lead to more affordable housing.

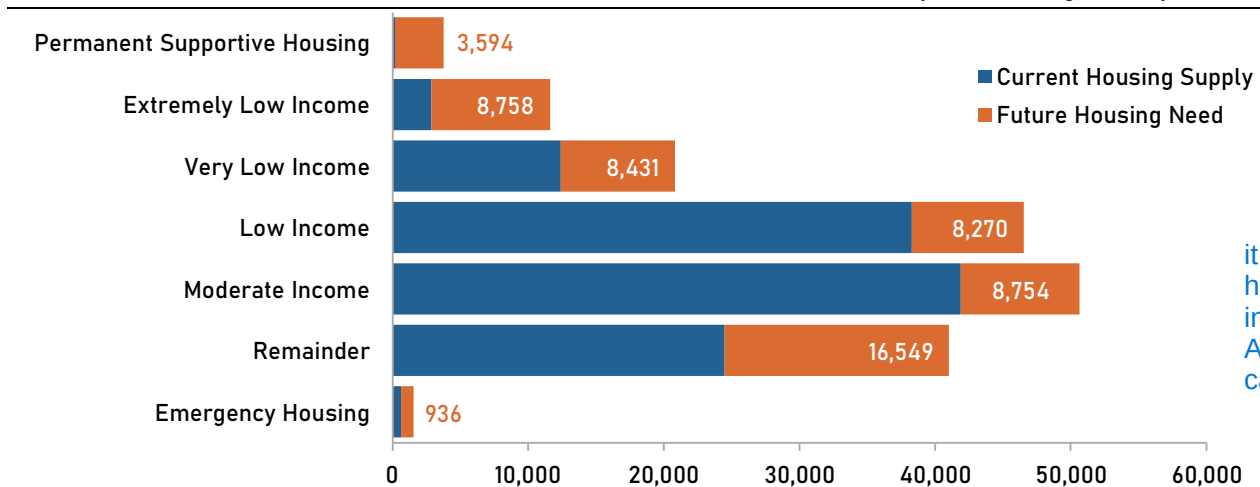


Local and Regional Efforts to Address Housing Affordability

A Growing Need for Affordable Housing

Data from TRPC and the state Dept. of Commerce identify a need for 54,356 new housing units to accommodate our region's growing population. To address the current housing affordability crisis — and to ensure future residents can afford housing — **29,053 additional units will need to be affordable to low-income households**. An additional 936 emergency housing units and beds are needed for the population experiencing homelessness.

Figure 1
Countywide Housing Need by Income

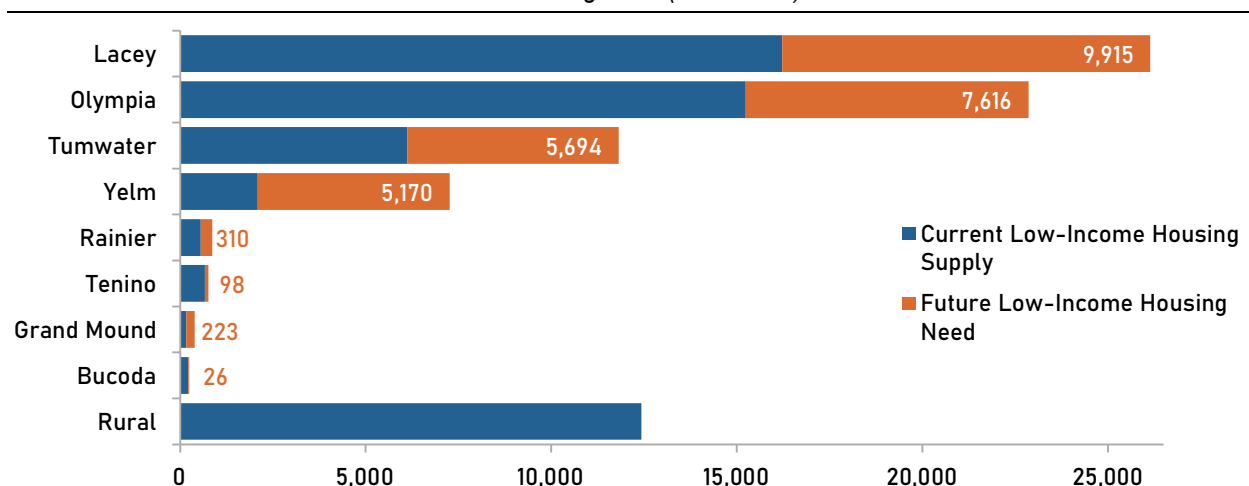


it would be helpful if this included the AMI for each category

Where Should Affordable Housing Go?

HB 1220 gives jurisdictions discretion to decide how much low-income housing each jurisdiction should plan for, as long as the countywide need is addressed. The project partners recommended TRPC accept an allocation that met the three values they identified: **fair, clear, and cooperative**.

Figure 2
Low-Income Housing Need (0-80% AMI) Allocated to Each Jurisdiction and its UGA

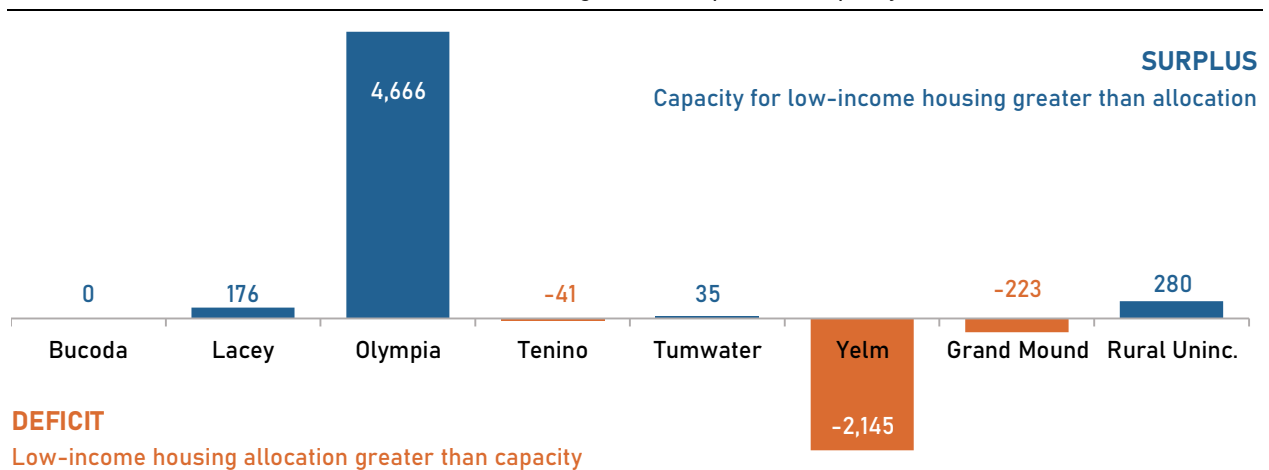


Thurston County's urban areas generally allow a wide range of housing types that can accommodate affordable housing, including accessory dwellings, duplexes, triplexes, manufactured homes, and apartments.

Is Land the Barrier?

The project included a land capacity analysis that compared the low-income housing need allocated to each jurisdiction to the amount of buildable land in zones that can accommodate low-income housing types. **For most jurisdictions, land — and how it is zoned — is not the barrier to accommodating low-income housing.** Deficits were only found in three jurisdictions: Tenino, Yelm, and the Grand Mound UGA.

Figure 3
Low-Income Housing Need Compared to Capacity for Jurisdictions and Their UGAS



Findings and Next Steps

The land capacity analysis found that:

- The Bucoda, Lacey, Olympia, and Tumwater urban areas, and the rural unincorporated County have sufficient capacity to accommodate future low-income housing needs, as allocated regionally.
- The Tenino, Yelm, and Grand Mound urban areas have deficits in capacity to accommodate future low-income housing needs, as allocated regionally. These jurisdictions will need to include strategies in their comprehensive plan update that will eliminate these deficits.
- All jurisdictions have sufficient capacity to accommodate future needs for emergency housing.

While HB 1220 requires jurisdictions to ensure zoning is not a barrier to affordable housing, on its own, the law will not lead to more affordable housing. All jurisdictions will need to identify policies, programs, and funding gaps to achieve the region's affordable housing goals in the housing elements of their comprehensive plans. Jurisdictions will also need to implement the other requirements of HB 1220 not discussed in this report, including addressing policies with racially disparate impacts and establishing anti-displacement policies.

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INTRODUCTION

In 2021, the Washington State Legislature passed HB 1220 which requires cities, towns, and counties to “plan for and accommodate” future housing affordable to a range of incomes and to document the projected housing need each jurisdiction is planning for in the housing element of its comprehensive plan. Specifically, jurisdictions must estimate the number of housing units needed for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing (Table 1). Jurisdictions must also show that there is sufficient land available to accommodate the housing need identified.

The state Dept. of Commerce (Commerce) provided guidance for jurisdictions to implement HB 1220¹. The guidance recommends that jurisdictions work collaboratively to implement the law. In that spirit, Thurston County and the cities of Lacey, Olympia, Tenino, Tumwater, and Yelm (the “project partners”) contracted with Thurston Regional Planning Council (TRPC) to facilitate a process among the project partners and provide the necessary data analysis. The city of Rainier and town of Bucoda were also invited to participate.

The project was completed in two phases. In Phase 1, the project partners reviewed options for allocating the countywide housing need to jurisdictions. In Phase 2, TRPC completed a land capacity analysis identifying any zoning constraints to accommodating those allocations.

HB 1220 also established requirements for jurisdictions to identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and identify and implement policies and regulations to undo them; and identify areas at higher risk of displacement and establish anti-displacement policies. These requirements are being addressed by the jurisdictions in a separate process and are not included in this report.

Table 1: Housing Types Called out in HB 1220, and Thurston County Income Thresholds

Housing Type	Percent of Thurston Area Median Income*	Equivalent 2023 Household Income*
Extremely Low Income	Less than 30%	Less than \$30,750
Very Low Income	30 to 50%	\$30,750 to \$51,250
Low Income	50 to 80%	\$51,250 to \$82,000
Moderate Income	80 to 120%	\$82,000 to \$102,500
Permanent supportive housing	Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors.	
Emergency housing	Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.	
Emergency shelter	Facilities that provide a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.	

Note: Housing types are defined in [RCW 36.70A.030](#). *Income thresholds are based on HUD estimates for a family of four.

Income Ranges

HB 1220 uses information from the U.S. Department of Housing and Urban Development (HUD) to define income levels. While the percent of the area median income (e.g. 30-50% AMI) is used as shorthand for the income ranges in this report, these values refer to a four-person reference household. HUD adjusts income thresholds based on household size.

HOUSING NEED ALLOCATIONS

The first step in implementing HB 1220 is to identify the housing need allocation for each jurisdiction — the number of units apportioned to each jurisdiction to meet the countywide need for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing. While HB 1220 requires Commerce to identify the countywide number of units in each income range, it gives jurisdictions discretion in how that need is allocated to cities, unincorporated urban growth areas (UGAs), and the rural unincorporated County.

Between August and October 2023, TRPC convened a project team that included planning directors and staff from Thurston County and the cities of Lacey, Olympia, Tumwater, and Yelm. This group identified the following shared values to assess different housing need allocation methods and select a preferred approach:

Fair

- Distributes new low-income units across all jurisdictions
- Recognizes the differences among jurisdictions and existing housing distribution
- Recognizes needs of community members – especially people who rely on permanent supportive housing and emergency housing

Clear

- Easy to communicate to public and elected officials
- Tailored to jurisdiction boundaries (including UGAs)
- Uses established methods to limit risk of legal challenges

Cooperative

- Builds on existing structures and processes – including the Regional Housing Council, Comprehensive Plan updates, Countywide Planning Policies
- Supported by all workgroup members

The project partners also agreed that the total number of housing units allocated to each jurisdiction should be consistent with the jurisdiction population, employment, and housing projections adopted by TRPC in September 2019.²

Countywide Housing Needs

HB 1220 builds on existing requirements for jurisdictions to plan for population growth. TRPC's most recent population and employment forecast estimates that 54,356 new housing units will be needed between 2020 and 2045 to support projected population growth (88,707 new people).² Table 2 shows the number of housing units projected for each jurisdiction. These projections were developed consistent with Thurston County's Countywide Planning Policies.

Table 2: TRPC Projected Housing Need by Jurisdiction

		Housing Units		
		2020 Census	2045 TRPC Projection	2020-2045 Projected Need
Bucoda	Town	241	375	134
Lacey	City	23,042	28,196	5,154
	UGA	13,562	22,532	8,970
Olympia	City	25,642	38,286	12,644
	UGA	5,093	6,744	1,651
Rainier	City	850	1,421	571
	UGA	54	77	23
Tenino	City	780	1,299	519
	UGA	5	14	9
Tumwater	City	11,064	17,740	6,676
	UGA	1,210	3,726	2,516
Yelm	City	3,456	10,960	7,504
	UGA	515	659	144
Grand Mound	UGA	424	734	310
Rural Unincorporated		35,500	43,031	7,531
Total		121,438	175,794	54,356

Note: TRPC forecast adopted September 6, 2019, for jurisdiction boundaries as of September 1, 2023. Numbers may not add to total due to rounding.

HB 1220 adds a requirement that jurisdictions plan for a specific number of housing units affordable for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing. Commerce's Housing for All Planning Tool (HAPT)² provided the estimated housing need for each income range and housing type shown in Table 3. Income ranges are expressed as a percent of the area median income; the equivalent household incomes for the Thurston region in 2023 are shown in Table 3. While HB 1220 does not require jurisdictions to plan for housing affordable to households earning more than 120% of the area median income, this need is included so the number of units can be summed up to the total (identified as "Remainder" in tables).

While cities, towns, and counties have discretion over how this need is allocated among the jurisdictions, the countywide housing need identified by Commerce for each income range cannot be changed.

Table 3: Dept. of Commerce Housing Needs by Income Level for Thurston County

	Estimated Supply (2020)	Total Future Supply (2045)	Net Need (2020-2045)	Estimated Supply (2020)	Total Future Supply (2045)	Net Need (2020-2045)
Housing Units						
0-30% AMI (PSH)	180	3,774	3,594	0.1%	2.1%	6.6%
0-30% AMI (Non-PSH)	2,874	11,632	8,758	2.4%	6.6%	16.1%
30-50% AMI	12,405	20,836	8,431	10.2%	11.9%	15.5%
50-80% AMI	38,285	46,555	8,270	31.5%	26.5%	15.2%
80-100% AMI	26,403	30,776	4,373	21.7%	17.5%	8.0%
100-120% AMI	15,489	19,870	4,381	12.8%	11.3%	8.1%
Remainder	24,476	41,025	16,549	20.2%	23.3%	30.4%
Other	1,327	1,327	0	1.1%	0.8%	0.0%
Total	121,438	175,794	54,356	100.0%	100.0%	100.0%
Emergency Housing (Beds)	626	1,562	936	—	—	—

Note: "AMI" refers to the area median family income, which HUD estimates was \$102,500 in 2023 for Thurston County. Income ranges are expressed relative to the AMI; income ranges are for a family of four. "PSH" is permanent supportive housing. "Other" includes recreational, seasonal, or migrant labor housing. Numbers may not add up to totals due to rounding. Housing types are defined in [RCW 36.70A.030](#).

Baseline Housing Supply

The project partners agreed that it was important to plan for housing in both the incorporated and unincorporated urban growth areas of each jurisdiction. Since the tools provided by Commerce did not provide estimates for UGAs, TRPC revised the baseline housing supply estimates provided by Commerce using the assumptions listed below. In addition, TRPC revised the baseline supply to reflect current (September 1, 2023) jurisdiction boundaries.

- Use TRPC's parcel-level housing estimates where newly annexed jurisdiction boundaries do not align with 2020 Census blocks.
- The percentage of housing by income range in each UGA is the same as what Commerce estimated in the HAPT tool for its adjacent incorporated area.
- There is no permanent supportive housing or emergency housing in the unincorporated UGA.
- Any permanent supportive housing units where Commerce was unable to determine the jurisdiction (68 units total) were assumed to be in Olympia based on data provided by Olympia staff in the 2023-2027 Thurston-Olympia Consolidated Plan.
- The revised housing supply uses newly released 2020 decennial census data on seasonal and migrant housing instead of American Community Survey (ACS) estimates used in the Commerce HAPT tool. (While HB 1220 does not require jurisdictions to plan for seasonal and migrant housing, these units are removed from the available housing supply.)

HB 1220 only requires housing need allocations for cities, towns, and the unincorporated areas. However, the partners requested housing allocations for the unincorporated UGAs to inform how they plan for housing needs in areas likely to be annexed over the next 20 years. These UGA estimates are for informational purposes only; Thurston County — in consultation with the cities — has discretion over how

the housing need is allocated between urban and rural unincorporated areas as long as the total housing units align with Table 2.

Preferred Allocation Method

The project partners reviewed several methods for allocating the countywide housing need to jurisdictions. Two methods were developed by Commerce in its HAPT tool. TRPC staff also meet with staff from King, Kitsap, Pierce, and Snohomish Counties to discuss their method. Due to their earlier periodic Comprehensive Plan update deadline, all four counties had made progress implementing HB 1220.

The project partners ultimately preferred a variation of the method used by Snohomish County, because it best achieves the shared values identified on Page 7. The preferred method modifies the Snohomish County method so that no low-income housing or emergency housing is allocated to the rural unincorporated County. The partners developed this modification in response to feedback from Commerce that **residential zoning in rural areas — predominantly large, single-family lots — cannot accommodate the housing types and utilities required for low-income housing, permanent supportive housing, and emergency housing.**

The preferred method:

- Begins with an expectation that each jurisdiction should plan for the same share of the new housing need in each income range, but credits jurisdictions that currently have a higher-than-average share of low-income housing.
- Results in allocations that are positive and consistent with the housing need projected for each jurisdiction (Table 2) and for each income range countywide (Table 3).
- Is consistent with the Countywide Planning Policies and is supported by all project partners.
- Limits allocation of low-income housing to rural areas, in line with Commerce guidance.

The preferred housing need allocation is shown in Table 4; the process for calculating it is described in Appendix I. The housing need allocations were adopted by TRPC on December 6, 2024. These allocations replace numbers provisionally accepted by TRPC on March 1, 2024.

Table 4: 2020-2045 Housing Need Allocations

		Housing Units								Beds
		Total	Income Level (Percent of Area Median Income)							Emergency Housing
			0-30%		30-50%	50-80%	80-100%	100-120%	Remainder	
			PSH	Non-PSH						
Bucoda	Town	134	6	12	0	8	67	20	21	3
Lacey	City	5,154	424	1,086	1,199	515	0	540	1,390	103
	UGA	8,970	684	1,698	1,468	2,841	0	721	1,558	179
	Total	14,124	1,108	2,784	2,667	3,357	0	1,261	2,948	282
Olympia	City	12,644	942	2,339	2,877	590	2,093	1,144	2,660	253
	UGA	1,651	156	278	435	0	235	152	395	33
	Total	14,295	1,098	2,617	3,312	590	2,328	1,296	3,055	286
Rainier	City	571	43	107	0	161	44	103	114	11
	UGA	23	0	0	0	0	0	0	23	0
	Total	594	43	107	0	161	44	103	137	12
Tenino	City	519	33	65	0	0	220	96	105	10
	UGA	9	0	0	0	0	0	0	9	0
	Total	528	33	65	0	0	220	96	114	11
Tumwater	City	6,676	554	1,320	1,002	1,129	806	627	1,238	133
	UGA	2,516	170	415	307	797	333	171	323	50
	Total	9,192	723	1,736	1,309	1,926	1,140	798	1,561	184
Yelm	City	7,504	557	1,373	1,090	2,085	518	757	1,125	150
	UGA	144	10	25	30	0	0	41	38	3
	Total	7,648	567	1,398	1,120	2,085	518	798	1,163	153
Grand Mound	UGA	310	16	40	23	143	57	11	19	6
Rural Unincorporated		7,531	0	0	0	0	0	0	7,531	0
Thurston County		54,356	3,594	8,758	8,431	8,270	4,373	4,381	16,549	936

Adopted by TRPC on December 6, 2024.

Note: Numbers may not add to totals due to rounding. "PSH" refers to permanent supportive housing.

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LAND CAPACITY ANALYSIS

The second step in implementing HB 1220 is a land capacity analysis to identify if there is sufficient capacity — based on zoning and development regulations — to accommodate the identified housing need. Commerce’s guidance for updating housing elements¹ outlines five steps for completing the land capacity analysis, which are described in this report:

1. Summarize Land Capacity by Zone
2. Categorize Zones by Allowed Housing Types and Density Category
3. Relate Zone Categories to Potential Income Levels and Housing Types
4. Summarize Capacity by Zone Category
5. Compare Allocated Housing Need to Capacity

These steps are described below. The land capacity analysis was completed as part of Phase 2 of the project.

Due to the unique nature of joint planning in Thurston County, the partners requested that the land capacity analysis combine data for cities and their unincorporated urban growth areas. How low-income housing is allocated within unincorporated urban areas will be addressed in the cities’ comprehensive plans and the joint plans the cities have with Thurston County.

Summarize Land Capacity by Zone

“Capacity” refers to the potential number of new dwelling units that could be built on a parcel based on zoning, development regulations, development trends, and market factors. Capacity includes greenfield development, infill development, and redevelopment. Under the ILA for Phase 2, the partners agreed to use the land capacity model developed for TRPC’s most recently adopted forecast and the 2021 Buildable Lands report. The documentation for that model — including the assumptions that went into it — can be found in TRPC’s forecast documentation⁴ and the Buildable Lands report⁵.

The capacity estimates for each zone are shown in Appendix II.

Changes from Adopted Forecast

While TRPC used the same land capacity model to develop TRPC’s adopted forecast and the 2021 Buildable Lands Report, the capacity estimates differ from those published in 2021 Buildable Lands Report for the following reasons:

Extension of Planning Horizon to 2045. The planning horizon for the Buildable Lands Report was 2040 while the planning horizon for Comprehensive Plans is 2045. The capacity for housing need allocations includes additional capacity due to:

- Land expected to be redevelopable after 2040
- Accessory dwelling units expected to be built between 2040 and 2045
- Development of some master planned communities projected to occur after 2040

- Difficult-to-sewer areas and areas without sewer expected to have sewer after 2040

Recent development. TRPC also adjusted the capacity to account for recent housing development. If a project was permitted that exceeded the capacity estimate in TRPC’s model, the capacity was revised to the permitted number of units.

TRPC did not revise capacity to account for changes in market trends, zoning, or development regulations that have occurred since the last forecast was updated. Doing so would require substantial updates to the population and housing forecast adopted by TRPC in 2019 that serves as the foundation for the housing need allocations and was not included in the scope of work of the current ILA.

Bush Prairie Habitat Conservation Plan. The City of Tumwater and the Port of Olympia are working on a habitat conservation plan (the “Bush Prairie HCP”) to mitigate the impacts of development on four species protected under the Endangered Species Act. TRPC’s adopted forecast includes assumptions that mitigation in the Bush Prairie HCP (and other jurisdiction HCPs) would reduce capacity in the rural unincorporated County. However, the latest draft of the Bush Prairie HCP identifies significant mitigation within Tumwater’s city limits. Therefore, the land capacity analysis reduced capacity in the zones where mitigation is most likely to occur by the factors show in Table 5. The estimated acres removed for mitigation were provided by Tumwater staff.

Table 5. Capacity Reduction Factors for Bush Prairie HCP

Zone	Acres Removed for Mitigation	Total Area (Vacant Parcels)	Reduction Factor
MFH	5	18.7	26.8%
MFM	30	83.1	36.1%
MU	30	27.0	100.0%
SFL	190	354.6	53.6%
SFM	40	227.2	17.6%

Note: Acres removed for mitigation provided by Tumwater staff. Total area is from TRPC’s land capacity model. Reduction only applied to capacity on vacant parcels.

Capacity for Accessory Dwelling Units

TRPC’s method for projecting accessory dwelling units (ADUs) mirrors Commerce’s guidance. TRPC projects the number of ADUs likely to be built over the next 20 to 25 years based on past trends and recent changes to development regulations. The units are then allocated to “potential ADU lots.” The estimated number of ADUs for each jurisdiction is shown in Table 6.

Within urban areas of Thurston County (including cities, towns, and unincorporated urban areas), TRPC projects 565 ADUs across 11,886 potential ADU lots — a participation rate of about five percent. Potential lots have only one single-family unit and no additional dwellings and are located in areas platted prior to 1970 (referred to as “infill areas”). For the rural unincorporated county, TRPC projects 280 ADUs across 24,271 potential ADU lots — a participation rate of about one percent. Potential lots have one single-family unit and no additional dwellings.

For the land capacity analysis, Tumwater and Yelm requested revisions to the ADU assumptions in their urban areas based on observed or expected trends. These are shown in Table 6.

Table 6: Estimates of Accessory Dwelling Units by Jurisdiction.

Jurisdiction		Accessory Dwellings		Potential ADU Lots
		Adopted Forecast	For LCA	
Bucoda	City	9	No Change	195
Lacey	City	97	No Change	2,045
	UGA	43	No Change	906
Olympia	City	309	No Change	6,502
	UGA	1	No Change	16
Rainier	City	5	No Change	104
	UGA	0	No Change	0
Tenino	City	19	No Change	395
	UGA	0	No Change	0
Tumwater	City	73	No Change	1,536
	UGA	0	10	0
Yelm	City	9	100	185
	UGA	0	20	2
Grand Mound	UGA	0	No Change	0
Urban Total		565	686	11,886
Rural Total		280	No Change	24,271
Countywide		845	966	36,157

Categorize Zones by Allowed Housing Types and Density Category

Step 2 of Commerce’s guidance recommends that jurisdictions assign a density category to each zone based on the density and types of housing allowed. The partners agreed to use the example categories in Commerce’s guidance shown in Table 7. In May 2024, TRPC met with jurisdiction staff to review the housing types allowed in each zone and assign a density category; this information is shown in Appendix II.

Table 7: Categories for Classifying Zones by Housing Types Allowed

Zone Category	Typical housing types allowed
Low Density	Detached single-family homes
Moderate Density	Townhomes, duplex, triplex, quadplex
Low-rise Multifamily	Walk-up apartments (up to 3 floors)
Mid-rise Multifamily	Apartments in buildings with ~4-8 floors (~40-85 feet in height)
High-rise/Tower	Apartments in buildings with ~9 or more floors (>85 feet in height) and requiring steel frame construction

Note: Adapted from Commerce’s guidance. Manufactured homes are not listed as a housing type because by law they should be allowed in all zones that permit residential uses. High-Rise/Tower zones are likely to be relevant only in major metropolitan cities. Condominiums are omitted since they are a type of ownership, not housing.

Relate Zone Categories to Potential Income Levels and Housing Types

For the land capacity analysis, housing types are tied to an affordability level. Commerce’s guidance provides examples of this relationship for moderate- and high-cost communities in Washington State which may be used in the land capacity analysis if a more detailed market analysis is not available. The project partners agreed to use the relationship for moderate-cost communities (Table 8) for this analysis.

Note that the assigned affordability levels are intended to indicate the potential for that zone to accommodate housing affordable to different income levels, not a guarantee that any housing in those zones actually will be affordable at specific household income levels.

Table 8: Relationship of Zone Categories to Housing Income Levels Served in Moderate-Cost Communities

Zone category	Lowest potential income level served		Assumed affordability level for capacity analysis
	Market Rate	With subsidies and/or incentives	
Low Density	Higher income (>120% AMI)	Not typically feasible at scale	Higher income (>120% AMI)
Moderate Density	Moderate income (>80-120% AMI)	Not typically feasible at scale	Moderate income (>80-120% AMI)
Low-rise Multifamily	Low income (>50-80% AMI)	Extremely low and Very low income (0- 50% AMI)	Low income and PSH (0-80% AMI)
Mid-rise Multifamily	Low income (>50-80% AMI)	Extremely low and Very low income (0- 50% AMI)	Low income and PSH (0-80% AMI)
ADUs (all zones)	Low income (>50-80% AMI)	N/A	Group with Low-rise and/or Mid-rise Multifamily

Note: Adapted from Commerce's guidance

Capacity for Low-Income Housing in Moderate Density Zones

The project partners noted that in some situations, low-income housing may be built in low or moderate density zones. This could include:

- Housing built by Habitat for Humanity or similar organizations. Table 9 shows the number of recently constructed Habitat for Humanity projects in Thurston County.
- Under HB 1110, cities between 25,000 and 75,000 are required to allow duplexes in residential zones, and quadplexes if at least one unit is affordable to a low-income household.

The land capacity analysis used HB 1110 as a guide for estimating how much capacity in moderate-density zones could accommodate low-income housing. The land capacity model found 1,104 parcels in Lacey, Olympia, and Tumwater — the three jurisdictions affected by the law — with capacity for four or more units. Total capacity on those parcels is 18,697, or 4,674 low-income units assuming one in four is an income-restricted unit (Table 10).

Table 9: Recent or Upcoming Habitat for Humanity Projects

Jurisdiction	Project	Units	Zone	Density Category
Lacey	Deyoe Vista Subdivision	33	MD	Low-rise Multifamily
Tumwater	Tâlicn Housing Development	28	MFM	Low-rise Multifamily
Yelm	—	22	R-4	Moderate Density
Olympia	3900 Boulevard Rd	112	RM-18	Low-rise Multifamily
Olympia	Fairview	16	R-4-8	Moderate Density
Olympia	Trinity Court	6	R-4-8	Moderate Density
Olympia	Covenant Court	20	RM-24	Mid-rise Multifamily
Total		237		

Table 10: Parcels with Capacity for Four or More Units in Moderate Density Zones

Jurisdiction		Parcels	Capacity	
			Total	Low-Income
Lacey	City	92	1,540	385
	UGA	334	8,376	2,094
Olympia	City	333	3,144	786
	UGA	114	1,466	366
Tumwater	City	205	3,737	934
	UGA	26	435	109
Total		1,104	18,697	4,674

LOW INCOME
HOUSING
CAPACITY IN LACEY

Summarize Capacity by Zone Category

In Step 4, the total capacity in each zone category is summarized. This provides the total capacity that could accommodate housing in each income level. These totals are shown in Table 11; detailed capacity by zone is in Appendix II ("Total Capacity" columns).

Table 11: Housing Capacity by Zone Category

	ADUs	Midrise Multifamily	Lowrise Multifamily	Moderate Density		Low Density	Total
	0-80% AMI	0-80% AMI	0-80% AMI	0-80% AMI	80-120% AMI	>120% AMI	
Bucoda	9	0	17	0	210	0	237
Lacey and UGA	140	2,387	5,085	2,479	8,256	50	18,397
Olympia and UGA	310	3,468	7,352	1,152	5,404	1,255	18,941
Tenino and UGA	19	39	0	0	376	211	644
Tumwater and UGA	83	1,455	3,148	1,043	3,692	2,441	11,861
Yelm and UGA	120	0	2,655	0	5,610	745	9,130
Rainier UGA	0	0	0	0	0	108	108
Grand Mound UGA	0	0	0	0	406	0	406
Rural Unincorporated	280	0	0	0	0	17,744	18,024
All Partner Jurisdictions	952	7,349	18,239	4,674	23,744	22,554	77,512

Compare Allocated Housing Need to Capacity

The final step of the land capacity analysis is to compare the allocated housing need allocated to each jurisdiction to the capacity for new housing. A summary of the difference between the allocated housing need and capacity is shown in Table 12; detailed findings are shown in Tables 14 through 22 (“Surplus or Deficit” columns). A positive number (surplus) indicates that there is sufficient capacity to accommodate the allocated housing need for a given income level while a negative number (deficit) indicates that there is insufficient capacity. HB 1220 does not require jurisdictions to plan for or accommodate housing for high-income households; data for that income range is excluded.

The land capacity analysis found no deficits in the Bucoda, Lacey, Olympia, and Tumwater urban areas. Deficits were found in Tenino, Yelm, and Grand Mound. The project partners agreed that they would identify strategies to eliminate these deficits as part of their periodic Comprehensive Plan updates. All deficits were found in the low-income categories; no deficits were found in the moderate-income range.

No deficits were found in the rural unincorporated County. Per Commerce guidance, the low-density residential zoning in rural areas — predominantly large lots — cannot accommodate the housing types and utilities required for low-income housing, permanent supportive housing, and emergency housing.

Table 12: Summary of Housing Surplus/Deficit by Jurisdiction

Jurisdiction	Aggregate Housing Need		Capacity		Surplus / Deficit	
	0-80% AMI	80-120% AMI	0-80% AMI	80-120% AMI	0-80% AMI	80-120% AMI
Bucoda	26	87	26	210	0	124
Lacey and UGA	9,915	1,261	10,091	8,256	176	6,995
Olympia and UGA	7,616	3,623	12,282	5,404	4,666	1,781
Tenino and UGA	98	316	58	376	-41	60
Tumwater and UGA	5,694	1,937	5,729	3,692	35	1,755
Yelm and UGA	5,170	1,316	3,025	5,860	-2,145	4,545
Rainier UGA	0	0	0	0	0	0
Grand Mound UGA	223	68	0	406	-223	338
Rural Unincorporated	0	0	280	0	280	0

Note: A positive number (surplus) indicates that there is sufficient capacity to accommodate the allocated housing need for a given income level while a negative number (deficit) indicates that there is insufficient capacity

Fun Fact!

Yelm Master Planned Community

Yelm is the community with the largest deficit in the land capacity analysis. However, 60 percent of Yelm’s capacity for future housing — an estimated 5,000 units — is on 1,250 vacant acres zoned Master Planned Community (MPC). The land capacity analysis assumes that 2,000 low-rise multifamily units that could accommodate low-income households, and 3,000 moderate density units that could accommodate moderate-income households. However, exactly how much affordable housing this area could accommodate will depend on the master plan the City approves.

Emergency Housing

In August 2023, Commerce released updated guidance requiring that all jurisdictions complete a land capacity analysis for emergency housing to meet the intent of HB 1220. TRPC used a seven-step selection process to identify potential emergency housing sites consistent with Commerce's guidance. In this section, "emergency housing" is inclusive of both indoor emergency shelters and indoor emergency housing as referenced in HB 1220; it excludes permanent supportive housing which is addressed in the previous section.

Selection 1

Identify all parcels in zones that allow emergency housing and indoor emergency shelters.

Jurisdiction staff provided a list of zones that allow emergency housing for use in the land capacity analysis (Table 13). By law, emergency housing must be allowed in any zone that allows hotels (RCW 35A.21.430 and 35.21.683). The list of zones is not comprehensive; other zones may allow emergency housing on an emergency or conditional basis, or may allow emergency housing with spacing or intensity restrictions. Trust lands held for the Confederated Tribes of the Chehalis or Nisqually Indian Tribe in were excluded.

Selection 2

From the parcels identified in Selection 1, narrow the search to vacant parcels, hotels, and motels, significantly under-developed or under-utilized parcels, developed parcels with no active business licenses, and those sites that have been declared a nuisance.

For the purposes of the land capacity analysis, only vacant parcels were included. In addition, only the parcel area outside of critical areas or their buffers was included. Vacant parcels were defined as:

- Having an assessor's use code of '91,' a property type of 'LND,' and a property subtype not equal to '46'
- Having at least 0.2 acres outside of critical areas or their buffers
- Having an assessed building to land value less than 0.1 and an assessed land value greater than \$100,000 (\$10,000 in Bucoda).

Selection 3

Add any parcels that have pending development permits for emergency housing and remove any parcels that have pending development for uses other than emergency housing.

Staff identified four projects currently under consideration:

- Behavioral Health Resources' B&B Apartments Phase 1: Replace eight existing units with eight studio and ten one-bedroom units at State Ave site.
- LIHI Maple Court PSH: Transition current Maple Court facility in Lacey into traditional permanent supportive housing with 124 studio units.
- LIHI Franz Anderson PSH: Construct 71 permanent supportive housing studio units on Franz Anderson Rd.

- New Horizon Communities (“Panza”): 30 studio units in tiny home village. Site yet to be determined.

Because the identified projects are adding permanent supportive housing (addressed in the previous sections) or a site has not been identified, the analysis did not add them to the capacity estimates. The analysis did remove any parcels expected to be developed for non-emergency housing purposes using TRPC’s permit and subdivision databases.

Selection 4

Apply any adopted spacing or intensity requirements to the parcels.

The City of Olympia allows emergency housing in some residential zones if it meets spacing requirements. To simplify the analysis, only zones that did not have spacing or intensity limits for emergency housing were included.

Selection 5

Determine how many emergency shelter beds or emergency housing units could be accommodated.

Commerce’s guidance provides two options for determining the amount of emergency housing that could be accommodated on each site: a site-specific analysis and assumed density method. TRPC took the latter approach, using an assumed density of 50 beds per acre for future emergency housing, excluding critical areas and buffers. This assumption was based on the Quince Street Village in Olympia, which has 100 units on 1.4 acres (71 units per acre). In addition, the analysis assumed that no more than 150 units or beds would be built on a single parcel.

Selection 6

Add up the capacity from all available sites identified in Step 5.

Table 13 shows the estimated capacity for emergency housing by zone.

Selection 7

Document the capacity for emergency shelter and emergency housing in the jurisdiction compared to the allocated emergency housing need.

Tables 14 through 22 show the identified capacity for emergency housing compared to the allocated emergency housing need. No deficits were identified.

Table 13: Emergency Housing Capacity by Zone

Jurisdiction	Zone	City/UGA	Parcels	Acres	Emergency Housing Capacity
Bucoda	COM	Town	5	2.7	132
Lacey	CBD 4	City	8	6.7	333
Lacey	CBD 5	City	6	3.3	164
Lacey	CBD 6	City	5	38.4	375
Lacey	CBD 6	UGA	1	4.8	75
Lacey	GC	City	4	6.7	229
Lacey	HPBD-BC	City	18	238.1	1,113
Lacey	HPBD-C	City	14	59.9	884
Lacey	LI-C	City	3	17.6	225
Lacey	MHDC	City	11	16.5	617
Lacey	MHDC	UGA	8	12.7	432
Lacey	WD	City	14	7.5	367
Olympia	CSH	City	1	0.7	36
Olympia	DB	City	16	5.1	248
Olympia	GC	City	12	7.0	343
Olympia	HDC-4	City	41	49.3	1,317
Olympia	UW	City	10	5.7	279
Tenino	C-1	City	1	0.3	16
Tenino	C-3	City	1	0.5	23
Tumwater	CBC	City	6	5.7	211
Tumwater	GC	City	23	103.9	1,395
Tumwater	GC	UGA	4	23.6	300
Tumwater	MU	City	13	12.3	563
Tumwater	MU	UGA	3	3.0	148
Tumwater	TC-MU	City	3	19.6	225
Yelm	C-1	City	28	87.1	1,576
Yelm	C-2	City	3	16.3	225
Yelm	C-3	City	2	9.2	150
Yelm	CBD	City	7	3.2	157
Yelm	I	City	5	16.8	286
Yelm	MPC	City	9	964.3	662
Yelm	R-16	City	6	12.6	362
Yelm	R-4	City	8	43.3	455
Yelm	R-6	City	12	55.5	696
Grand Mound UGA	AC	UGA	20	54.8	1,235

Table 14: Town of Bucoda

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	6	26	26	0
0-30% Other		12			
30-50%		0			
50-80%		8			
80-100%	Moderate Density (Housing Units)	67	87	210	124
100-120%		20			
Emergency Housing (Beds)		3	3	132	129

Table 15: Lacey City and UGA

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	1,108	9,915	10,091	Summary land capacity to serve housing allocations 176
0-30% Other		2,784			
30-50%		2,667			
50-80%		3,357			
80-100%	Moderate Density (Housing Units)	0	1,261	8,256	6,995
100-120%		1,261			
Emergency Housing (Beds)		282	282	4,814	4,532

Table 16: Olympia City and UGA

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	1,098	7,616	12,282	4,666
0-30% Other		2,617			
30-50%		3,312			
50-80%		590			
80-100%	Moderate Density (Housing Units)	2,328	3,623	5,404	1,781
100-120%		1,296			
Emergency Housing (Beds)		286	286	2,223	1,937

Table 17: Tenino City and UGA

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	33	98	58	-41
0-30% Other		65			
30-50%		0			
50-80%		0			
80-100%	Moderate Density (Housing Units)	220	316	376	60
100-120%		96			
Emergency Housing (Beds)		11	11	39	28

Table 18: Tumwater City and UGA

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	723	5,694	5,729	35
0-30% Other		1,736			
30-50%		1,309			
50-80%		1,926			
80-100%	Moderate Density (Housing Units)	1,140	1,937	3,692	1,755
100-120%		798			
Emergency Housing (Beds)		184	184	2,842	2,658

Table 19: Yelm City and UGA

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	567	5,170	3,025	-2,145
0-30% Other		1,398			
30-50%		1,120			
50-80%		2,085			
80-100%	Moderate Density (Housing Units)	518	1,316	5,860	4,545
100-120%		798			
Emergency Housing (Beds)		153	153	4,569	4,416

Table 20: Rainier UGA

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	0	0	0	0
0-30% Other		0			
30-50%		0			
50-80%		0			
80-100%	Moderate Density (Housing Units)	0	0	0	0
100-120%		0			
Emergency Housing (Beds)		0	0	0	0

Note: Rainier did not participate in the project so data for the city are not available

Table 21: Grand Mound UGA

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	16	223	0	-223
0-30% Other		40			
30-50%		23			
50-80%		143			
80-100%	Moderate Density (Housing Units)	57	68	406	338
100-120%		11			
Emergency Housing (Beds)		6	6	1,235	1,229

Table 22: Rural Unincorporated County

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs (Housing Units)	0	0	280	280
0-30% Other		0			
30-50%		0			
50-80%		0			
80-100%	Moderate Density (Housing Units)	0	0	0	0
100-120%		0			
Emergency Housing (Beds)		0	0	0	0

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4. TRPC (2019) Population and Employment Land Supply Assumptions for Thurston County
<https://www.trpc.org/236/Population-Employment-Forecasting>
5. TRPC (2021) Buildable Lands Report for Thurston County
<https://www.trpc.org/164/Buildable-Lands>

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APPENDIXES

Appendix I: Housing Need Allocation Method

The project partners preferred the method used by Snohomish County to allocate the housing need to jurisdictions best achieved the values the group identified: fair, clear, and cooperative.

The Snohomish County method was modified so that no low-income housing or emergency housing was allocated to the rural unincorporated County. This was in response to feedback from Commerce that residential zoning in rural areas — predominantly large lots — could not accommodate the housing types and utilities required for low-income housing, permanent supportive housing, and emergency housing.

The allocation method follows a four-step process. Examples for the city of Lacey are include.

Step 1: Same-Share Housing Need (HAPT Method A)

Calculate each jurisdiction's 2020-2045 housing need, assuming the same percentage is affordable in every jurisdiction. This is the same as Allocation Method A in Commerce's HAPT tool.

16.1% of the countywide 2020-2045 housing need needs to be affordable to a very low-income household. For the city of Lacey, that would equate to 799 housing units.

Step 2: Theoretical Housing Baseline

Calculate the theoretical 2020 housing supply if every jurisdiction had the same share of housing in each income range.

Currently, 10.3% of housing units in Thurston County are affordable to a very low-income household. If the percentage of housing affordable in each income range was the same in every jurisdiction, Lacey would have 2,371 housing units affordable to a very low-income household.

Step 3: Housing Need Adjustment Factor

Subtract the theoretical 2020 housing supply (Step 2) from the actual 2020 housing supply to get an adjustment factor.

Lacey currently has 1,832 housing units affordable to a very low-income household — less than the theoretical equal-share distribution (Step 2). Lacey's housing need adjustment factor for the very-low-income range is 539 housing units (2,371 minus 1,832).

Step 4: Initial Housing 2020-2045 Need

Add the housing need adjustment (Step 3) to the same-share allocation (Step 1). Set any negative allocations in Step 4 to zero. Set any low- or moderate-income housing (0 to 120% AMI) allocated to the rural unincorporated County to zero.

Lacey's initial housing need is 1,338 housing units (799 plus 539). If this number had been negative, it would be set to zero.

Step 5: Final 2020-2045 Housing Need

Removing the negative allocations results in total housing numbers that are higher than Commerce's estimate of housing need. Step 5 reduces the allocations generated in Step 4 proportionally to match both TRPC's housing unit projections for each jurisdiction and the countywide housing need in each income range identified by Commerce. An iterative process is used — called "Iterative Proportional Fitting" — to ensure that all rows and columns sum to the correct total.

After the negative allocations in Step 4 are set to zero, the total low-income housing allocation for all jurisdictions is 159 units higher than the countywide need. The initial allocations are reduced to match the housing totals (Table 2 and Table 3).

Table 23: Preferred Method Sample Calculation of the Very-Low-Income (30-50% AMI) Housing Need.

Jurisdiction		2020 Housing Supply	Step 1	Step 2	Step 3	Step 4	Step 5
			Equal-Share Housing Need	Theoretical 2020 Supply	Adjustment Factor	Initial Allocation	Final Allocation
Bucoda	Town	120	21	25	-96	Less Than 0	0
Lacey	City	1,832	799	2,371	539	1,338	1,199
	UGA	1,075	1,391	1,391	316	1,707	1,468
Olympia	City	1,782	1,961	2,635	853	2,814	2,877
	UGA	356	256	522	167	423	435
Rainier	City	211	89	88	-123	Less than 0	0
	UGA	13	4	5	-8	0	0
Tenino	City	211	80	81	-130	Less than 0	0
	UGA	1	1	1	-1	0	0
Tumwater	City	1,099	1,036	1,138	39	1,075	1,002
	UGA	120	390	124	4	394	307
Yelm	City	247	1,164	356	109	1,273	1,090
	UGA	37	22	53	16	39	30
Grand Mound	UGA	52	48	43	-9	39	23
Rural		5,249	1,168	3,573	-1,677	Less than 0	0
Total		12,405	8,431	12,405	0	9,103*	8,431

Notes: *Sum of positive values.

Appendix II: Estimated Capacity and Density Category by Zone

Notes: P: housing type is permitted; C: housing type is conditionally allowed. Information is included to support the density category assigned to each zone. Consult jurisdiction code for specifics on which housing types are allowed. The city of Rainier was not included in the interlocal agreement so are omitted from the TRPC analysis. Per Dept. of Commerce guidance, manufactured homes are omitted since they should be permitted in all zones. Capacity in this table excludes accessory dwelling units.

Zone		Capacity for Future Housing Units	Density Category	Select Housing Types				
				Single-Family	Townhome	2, 3, or 4-Plex	Apartment	ADU
Bucoda								
COM	Town	9	Low-rise Multifamily				C	C
IND	Town	0	Nonresidential					C
MF	Town	9	Low-rise Multifamily	P	P	P	P	
PU	Town	0	Nonresidential					
RES	Town	210	Moderate Density	P	P	P		P
Lacey								
AG	UGA	11	Low Density	P				P
AQUATC	City	0	Nonresidential					
AQUATC	UGA	0	Nonresidential					
C	City	0	Nonresidential					
CBD 4	City	44	Mid-rise Multifamily	P	P	P	P	P
CBD 5	City	110	Mid-rise Multifamily		P		P	
CBD 6	City	55	Mid-rise Multifamily				P	
CBD 6	UGA	0	Mid-rise Multifamily				P	
CBD 7	City	12	Mid-rise Multifamily				P	
CCD	City	144	Low-rise Multifamily		P		P	
CO	City	227	Mid-rise Multifamily		P		P	
GC	City	0	Nonresidential					
HD	City	1,598	Mid-rise Multifamily		P	P	P	P
HD	UGA	386	Mid-rise Multifamily		P	P	P	P
HPBD-BC	City	68	Mid-rise Multifamily		P		P	
HPBD-C	City	17	Mid-rise Multifamily		P		P	
LD	City	1,666	Moderate Density	P	P	P		P
LD	UGA	4,933	Moderate Density	P	P	P		P
LHN	City	31	Low Density	P				P
LI	City	0	Nonresidential					
LI	UGA	0	Nonresidential					
LI-C	City	0	Nonresidential					
MD	City	1,338	Low-rise Multifamily	P	P	P	P	P
MD	UGA	906	Low-rise Multifamily	P	P	P	P	P

Zone		Capacity for Future Housing Units	Density Category	Select Housing Types				
				Single-Family	Townhome	2, 3, or 4-Plex	Apartment	ADU
ME	UGA	0	Nonresidential					
MGSA	UGA	3,166	Moderate Density	P	P			P
MHDC	City	525	Mid-rise Multifamily		P		P	
MHDC	UGA	710	Mid-rise Multifamily		P		P	
MMDC	City	73	Moderate Density	P	P	P	P	P
MMDC	UGA	172	Moderate Density	P	P	P	P	P
NATURL	City	1	Low Density	P				P
NC	City	0	Nonresidential				P	
NC	UGA	0	Nonresidential				P	
OS-I	City	1	Nonresidential					
OS-I	UGA	0	Nonresidential					
OSI-P	City	0	Nonresidential					
OSI-P	UGA	0	Nonresidential					
OSI-S	City	0	Nonresidential					
OSI-S	UGA	0	Nonresidential					
SHORES	City	3	Low Density	P	P	P		P
SMU	City	0	Nonresidential					
URBCON	City	3	Low Density	P				P
V(U)C	City	178	Moderate Density	P	P	P	P	P
V(U)C	UGA	547	Moderate Density	P	P	P	P	P
WD	City	1,332	Mid-rise Multifamily		P		P	
Olympia								
AS	City	0	Nonresidential					
CAP	City	0	Nonresidential					
COSC	UGA	31	Low-rise Multifamily	P	P	P	P	P
CSH	City	0	Nonresidential	P	P	P	P	P
DB	City	1,442	Mid-rise Multifamily	P	P	P	P	P
GC	City	168	Low-rise Multifamily	P	P	P	P	P
HDC-1	City	3	Moderate Density	P	P	P	P	P
HDC-2	City	4	Moderate Density	P	P	P	P	P
HDC-3	City	37	Moderate Density	P	P		P	P
HDC-4	City	3,019	Mid-rise Multifamily	P	P	P	P	P
I	City	0	Nonresidential					
LI-C	City	0	Nonresidential					
LI-C	UGA	0	Nonresidential					
MHP	City	0	Moderate Density	P	P	P		P
MR-10-18	City	117	Low-rise Multifamily	P	P	P	P	P

Zone		Capacity for Future Housing Units	Density Category	Select Housing Types				
				Single-Family	Townhome	2, 3, or 4-Plex	Apartment	ADU
MR-7-13	UGA	0	Moderate Density	P	P	P	P	P
MS	City	217	Mid-rise Multifamily	P	P	P	P	P
NR	City	2	Moderate Density	P	P	P	P	P
NR	UGA	10	Moderate Density	P	P	P	P	P
NV	City	410	Low-rise Multifamily	P	P	P	P	P
PO/RM	City	688	Low-rise Multifamily	P	P	P	P	P
PUD	City	83	Mid-rise Multifamily	C	C	C	C	C
R-1/5	City	4	Low Density	P	P	P		P
R-1/5	UGA	39	Low Density	P	P	P		P
R-4	City	16	Low Density	P	P	P		P
R-4	UGA	154	Low Density	P	P			P
R-4-8	City	3,758	Moderate Density	P	P	P		P
R-4-8	UGA	1,553	Moderate Density	P	P			P
R-4CB	City	445	Low Density	P		P		P
R-6-12	City	1,141	Moderate Density	P	P	P		P
R-6-12	UGA	51	Moderate Density	P	P	P		P
RLI	City	464	Low Density	P	P	P	P	P
RLI	UGA	133	Low Density	P	P	P	P	P
RM-18	City	945	Low-rise Multifamily	P	P	P	P	P
RM-18	UGA	837	Low-rise Multifamily	P	P	P	P	P
RM-24	City	999	Mid-rise Multifamily	P	P	P	P	P
RM-H	City	0	Mid-rise Multifamily	P	P	P	P	P
RMU	City	23	Mid-rise Multifamily	P	P	P	P	P
UR	City	187	Mid-rise Multifamily	P	P	P	P	P
UV	City	271	Low-rise Multifamily	P	P	P	P	P
UW	City	778	Mid-rise Multifamily				P	
UWH	City	604	Mid-rise Multifamily		P		P	
Rainier								
All Zones	City	—	N/A					
NC	UGA	0	Low Density					
RRR1/5	UGA	108	Low Density	P	P			P
Tenino								
C-1	City	2	Low-rise Multifamily		C		C	
C-2	City	2	Low-rise Multifamily		C		C	
C-3	City	26	Low-rise Multifamily	C	C		C	
I	City	0	Nonresidential					

Zone		Capacity for Future Housing Units	Density Category	Select Housing Types				
				Single-Family	Townhome	2, 3, or 4-Plex	Apartment	ADU
MF	City	8	Low-rise Multifamily	P	P	P	P	C
P/SP	City	0	Nonresidential					
PO	City	1	Moderate Density	P				C
RRR1/5	UGA	27	Low Density	P	P			P
SF	City	346	Moderate Density	P				C
SF-D	City	28	Moderate Density	P		P		C
SF-ES	City	69	Low Density	P				C
WT	City	115	Low Density	P				C
Tumwater								
ARI	City	0	Nonresidential					
BD	City	666	Mid-rise Multifamily	P	P	P	P	P
CBC	City	742	Mid-rise Multifamily				P	
CS	City	0	Nonresidential					
GB	City	0	Nonresidential	P				
GB	UGA	0	Nonresidential	P				
GC	City	1,344	Mid-rise Multifamily				P	
GC	UGA	0	Mid-rise Multifamily				P	
HC	City	0	Mid-rise Multifamily				P	
HI	City	0	Nonresidential					
HI	UGA	0	Nonresidential					
LI	City	0	Nonresidential					
LI	UGA	-1	Nonresidential					
MFH	City	356	Mid-rise Multifamily		P	P	P	P
MFM	City	822	Low-rise Multifamily		P	P	P	P
MFM	UGA	615	Low-rise Multifamily	P	P	P	P	P
MHP	City	46	Moderate Density	P				
MU	City	17	Low-rise Multifamily		P	P	P	P
MU	UGA	1	Low-rise Multifamily		P	P	P	P
NC	City	0	Low Density		P	P	P	
NC	UGA	0	Low Density					
OS	City	3	Nonresidential	P				
OS	UGA	0	Nonresidential	P				
R/SR	City	465	Low Density	P		P		P
R/SR	UGA	53	Low Density	P				P
SFL	City	2,413	Moderate Density	P		P		P
SFL	UGA	1,923	Low Density	P				P
SFM	City	1,836	Moderate Density	P	P	P		P

Zone		Capacity for Future Housing Units	Density Category	Select Housing Types				
				Single-Family	Townhome	2, 3, or 4-Plex	Apartment	ADU
SFM	UGA	440	Moderate Density	P	P	P		P
TC-C	City	0	Nonresidential					
TC-MU	City	7	Mid-rise Multifamily				P	
TC-PO	City	0	Nonresidential					
TC-R	City	33	Mid-rise Multifamily				P	
Yelm								
AC	UGA	2	Low Density			P		
C-1	City	91	Mid-rise Multifamily				C	P
C-2	City	58	Mid-rise Multifamily				C	P
C-3	City	15	Mid-rise Multifamily				C	P
CBD	City	99	Mid-rise Multifamily	P		C		P
I	City	0	Nonresidential					P
LI	UGA	0	Nonresidential					
MPC	City	3,776	Low-rise Multifamily	Multiple housing types/densities likely in planned community. Capacity split into two categories for the land capacity analysis.				
		2,000	Moderate Density					
OS/ID	City	0	Nonresidential					
R-16	City	390	Mid-rise Multifamily	P	P	P	P	P
R-4	City	928	Moderate Density	P	P	P	P	P
R-6	City	906	Moderate Density	P	P	P	P	P
RR1/5	UGA	243	Low Density	Single-family, townhome, and ADUs currently permitted. Joint plan allows for higher densities after annexation.				
		250	Moderate Density					
		250	Low-rise Multifamily					
Grand Mound								
AC	UGA	120	Moderate Density	P	P	P	P	P
LI	UGA	0	Nonresidential					
PID	UGA	0	Nonresidential					
R3-6/1	UGA	239	Moderate Density	P	P	P	P	P
R4-16/1	UGA	47	Moderate Density	P	P	P	P	P
County								
HC		0	Nonresidential					
LTA		359	Low Density	P				P
LTF		1	Nonresidential	P				
MEI		0	Nonresidential					
MGSA		724	Low Density	P				P
MR		0	Nonresidential					

Zone		Capacity for Future Housing Units	Density Category	Select Housing Types				
				Single-Family	Townhome	2, 3, or 4-Plex	Apartment	ADU
NA		0	Nonresidential					
NC		0	Nonresidential					
PP		0	Nonresidential					
R 1/10		209	Low Density	P				P
R 1/20		374	Low Density	P				P
RCC		1	Nonresidential					
RL1/1		836	Low Density	P	P			P
RL1/2		347	Low Density	P	P			P
RL2/1		588	Low Density	P	P			P
RR1/5		257	Low Density	P	P			P
RRI		0	Nonresidential					
RRR1/5		13,817	Low Density	P	P			P
UR 1/5		235	Low Density	P				P

Housing Displacement Analysis and Comprehensive Plan Recommendations for the cities of Lacey, Olympia, Tumwater, and Yelm

PREPARED BY:

UNCOMMON BRIDGES

BHC CONSULTANTS

June 6, 2025



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Executive Summary

HOUSING DISPLACEMENT ANALYSIS CONTEXT

This report provides foundational context around housing displacement for the cities of Lacey, Olympia, Tumwater, and Yelm that respond to appropriate statutory context guiding the housing element of periodic comprehensive plan updates. By piecing together a relatively current look at housing displacement risk for these four cities, this report provides a reasonable picture of the contributing factors for housing displacement and the implications of possible counter-balancing policy and regulatory recommendations.

Statutory Context

In 2021, the Washington State Legislature passed House Bill 1220 into law requiring all jurisdictions guided under the Growth Management Act (GMA) to “plan for and accommodate housing affordable to all economic segments of the population of this state...”¹

As part of this requirement, Section 2 of HB1220 directs jurisdictions to adopt comprehensive plans that, among other things: “identify racially disparate impacts, displacement and exclusion in housing policies and regulations, and [begins] to undo those impacts ...”²

The cities of Lacey, Olympia, Tumwater, and Yelm are working toward the 2025 deadline for their respective comprehensive plan updates which will come under the updated HB1220 requirements for the first time.

How to Use this Document

In response to these requirements, the Cities of Lacey, Olympia, Tumwater, and Yelm agreed to collate resources and contract the consultant team of Uncommon Bridges and BHC Consultants. Cities and consultants collaborated on the expectations of this housing displacement analysis, the sharing of data and connections, and clarity around the use of this product.

The consultant team was tasked with producing a report in line with state guidance that supports each jurisdiction’s work to meet stated housing element planning. The team synthesized and interpreted the findings and recommendations included in this report to organize clear, direct, and authentic narratives generated from the various inputs of the analysis.

This document should be read as a supplementary document intended to support each of the city jurisdictions with information that may be communicated to public audiences and to inform

¹ RCW 36.70A.070(2)(2021)

² Ibid

compliance with respective comprehensive plan updates. Each City should apply the outcomes of this report in the ways they deem most relevant in addressing local housing displacement, racially disparate outcomes in housing, and housing exclusion issues.

Note—This report *only* provides a perspective on addressing housing displacement through a housing policy and government-led regulatory lens. We recognize that holistic attention to displacement and broader social issues connected to housing requires an approach that includes collaboration across policy and service domains, such as homelessness, mental and behavioral health resources, economics, and more. An analysis such as this should be considered within the context of those challenges and the unique way they play out amongst different places and people. While the social conditions for creating housing security are complex, there are policy opportunities that cities can take to reduce displacement and protect community wellbeing.

WHAT IS HOUSING DISPLACEMENT?

Housing displacement is an experience that impacts both individual households as well as broader neighborhoods and communities. In its most straightforward definition, ***housing displacement is when a household is forced to move from its community because of conditions beyond its control.***

Displacement can be described through several lenses as defined by the Washington State Department of Commerce³, including:

- **Economic Displacement** - Displacement is due to the inability to afford rising rents or the costs of homeownership, like property taxes.
- **Physical Displacement** - Displacement is due to eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent or income-restricted housing.
- **Cultural Displacement** - Residents are compelled to move because the people and institutions that make up their cultural community have left the area.

Quite often, local communities likely experience intersecting factors across all three of these categories. While the use of categories provides a helpful reference point, to build a comprehensive assessment of displacement types – especially on a local scale – requires supplementing these definitions with additional insights.

Other relevant definitions from Commerce⁴ include:

³ Department of Commerce (2023). Guidance to Address Racially Disparate Impacts.
<https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

⁴ Ibid.

- **Gentrification:** The process in which the character of an area is changed, resulting in households being unable to remain in their neighborhood or move into a neighborhood that would have been previously accessible to them. This is also referred to as “neighborhood exclusionary change” or “exclusionary displacement”.
- **Racially Disparate Impacts:** When policies, practices, rules or other systems result in a disproportionate impact on one or more racial groups.

HOUSING DISPLACEMENT ANALYSIS APPROACH

This analysis aims to identify factors contributing to housing instability and displacement, especially among vulnerable populations. By examining historical policies, current trends, and community dynamics, we seek to outline actionable recommendations for local governments to enhance housing security and promote equitable living conditions for all residents. Through collaborative engagement with community stakeholders, this report underscores the importance of inclusive housing strategies that prioritize the needs of marginalized groups while fostering sustainable development.

Data collection and inputs for the analysis included:

- Academic Background Research
- Local Policy Review
- Displacement Indicator Data Analysis
- Public Engagement
- Policy Recommendations

Through these inputs, the consultant team balanced retrospective literature review, lived experience/anecdotal input, and interpretive quantitative data to build interpretations and recommendations of how to measure the effectiveness of strategies against displacement, gentrification, and racially disparate impacts.

How do we measure housing displacement risk?

For this analysis, we are guided by the Washington State Department of Commerce’s guidance on measuring possible strategies through its Racially Disparate Impacts (RDI) tool⁵. Measuring the phenomena of displacement, gentrification, and racialized disparities in housing exclusion is complex, the RDI tool guides jurisdictions to consider five primary indicators as “supportive” metrics towards

⁵ The RDI toolkit is designed for use by the Department of Commerce (Commerce) in its support of local jurisdiction efforts to meet the requirements of the Growth Management Act (GMA). The toolkit compiles statistics relevant to a jurisdiction’s analysis of racially disparate impacts in its community.

this analysis. The RDI tool relies on estimates published by the U.S. Census Bureau and the Department of Housing and Urban Development (HUD) and is presented in four-year ranges. This analysis compares RDI data points from 2015-2019 and 2017-2021. Additionally, demographic data was pulled from the American Community Survey.

According to this guidance, generally, housing displacement risk increases when:

- The population becomes more racially and ethnically diverse
- Households are spending more than 30% of their income on housing
- Rental units become unaffordable for extremely low-income residents (households earning between 30% and 50% of the Area Median Income (AMI))
- Poverty rates increase in a community
- Homeownership rates decline

Each of the jurisdictions agreed to track measures across these five indicators to best describe the trends and intensity of housing displacement. In measuring the same five indicators across each City, the analysis also provides an opportunity for comparative analysis and movement toward a “regional” picture of housing displacement conditions.

In addition to these five indicators, each jurisdiction integrated their own professional knowledge to identify other relevant metrics for review and consideration. These individualized metrics are described in the *Project Methodology* section of this report.

CITY HOUSING DISPLACEMENT RISK PROFILES SNAPSHOT

For each of the four cities assessed in this analysis, a predominant “displacement risk type” was identified for critical attention. To form these characterizations, the consultant team considered outputs from corresponding RDI indicators, regional engagement, and existing policy review.

As noted previously, the aim in this section is to help outline what might be the *primary* drivers of potential displacement, racially disparate impacts in housing, and housing exclusion issues.

The suggestion of any given displacement type should not be interpreted as being mutually exclusive of the other types – meaning that some interplay among economic, physical, and cultural displacement is likely always happening.

At a regional trend level, all four jurisdictions are currently experiencing stark economic pressures on housing affordability. Where possible, this section intends to make connections about how this either has, or could, impact the types of residents predominantly living in the respective City.

Note – this analysis does not make conclusive statements about the interactions of housing displacement conditions and impacts *between* cities. It is not reasonable to suggest from the basis of this analysis whether pressures in one locale influence or connect to pressures in another.

For more information and analysis see the report section titled “*City Displacement Risk Profiles and Recommendations*”.

Lacey

Most Prominent Risk Type(s): **Economic & Cultural**

Lacey’s economic pressures make it stand out as a prominent risk type. However, careful attention will be needed to ensure that these pressures do not disproportionately impact its increasingly diverse population of residents.

According to available data Lacey’s population experienced:

- A significant **increase in racial and ethnic diversity** among residents between 2010 – 2023;
- A substantial **increase in severely cost-burdened households** for both renters and homeowners between 2015–2019 and 2017–2021
- **A decrease in the availability of affordable rental units** for very-low-income (earning between 30% and 50% AMI) households.
- A relative **decrease in renters earning less than 80% AMI** but an **increase in low-income homeowners** between 2015-2019 and 2017-2021
- An **increase in overall homeowner households**

Olympia

Most Prominent Risk Type: **Physical**

While a range of housing types exist in Olympia, its displacement risk is uniquely characterized by the loss of existing low-income homeownership alongside a significant challenge in providing affordable rental units for very-low-income households.

According to available data Olympia’s population experienced:

- A significant **increase in racial and ethnic diversity** among residents between 2010 – 2023;
- A **decrease in cost-burdened renter households** but an **increase in cost-burdened and severely cost-burden homeowner households** between 2015–2019 and 2017–2021
- A slight increase in affordable units for extremely-low income households, but a **significant decrease in the availability of affordable rental units for very-low-income households** (earning between 30% and 50% AMI).
- A notable **increase in low-income renters** (50%-80% AMI) and a **decrease in low-income and extremely low-income** homeowners between 2015-2019 and 2017-2021
- An **increase in overall homeowner households**

Tumwater

Most Prominent Risk Type: **Economic**

Tumwater's economic displacement risk is characterized by the reciprocal relationship of subtle loss of low and middle-income renters with a significant lack of affordable housing for the lowest-income segments of the population.

According to available data Tumwater's population experienced:

- **Little to no change in relative racial and ethnic diversity** among residents between 2010 – 2023;
- A relative **decrease in cost-burdened households** for renters and homeowners between 2015–2019 and 2017–2021
- A relative **decrease in the availability of affordable rental units for very-low-income households** (earning between 30% and 50% AMI).
- A **general decrease across most income categories for renters and homeowners** except for above median income households between 2015-2019 and 2017-2021
- An **increase in overall homeowner households** and a **slight decrease in renters**.

Yelm

Most Prominent Risk Type: **Economic and Physical**

Unlike the commonly interpreted definition of physical displacement, Yelm's greatest risk comes from its pressure to meet the demand for suburbanization. Above-median income populations make up the largest increase income type and as folks look to redevelop land effectively, it has the risk of impacting highly vulnerable population groups disproportionately.

According to available data Yelm's population experienced:

- Little to **no change in relative racial and ethnic diversity** among residents between 2010 – 2023;
- A relative **increase of severely cost-burdened renter households** and a **significant decrease in cost-burdened homeowner households** between 2015 – 2019 and 2017 – 2021
- Little to **no observable change** in the availability of affordable rental units
- Relative **decrease of very-low and low income renters** and a **significant increase in above median income homeowners** 2015-2019 and 2017-2021
- Significant **decrease overall of renters and homeowners** households

Project Methodology

OVERVIEW

This report comprehensively analyzes housing displacement risk in Lacey, Olympia, Tumwater, and Yelm, synthesizing academic research, demographic data, and extensive community engagement. The project investigates past and present housing policies contributing to displacement, identifies vulnerable populations, and evaluates potential policy interventions. This study offers a multi-faceted understanding of displacement dynamics in the region by integrating insights from peer-reviewed journals, U.S. Census Bureau and HUD estimates, and direct community feedback through affinity groups and surveys. The policy evaluation framework, incorporating both displacement-specific and locality-specific criteria, aims to provide actionable recommendations for preventing and mitigating housing displacement, addressing racially disparate impacts, and ensuring equitable housing access for all residents.

ACADEMIC RESEARCH

The project team submitted a Housing Displacement Academic Field Scan memo synthesizing the latest peer-reviewed journals from the last decade that respond to the lines of questioning set out within the Housing Displacement Analysis project for the cities of Lacey, Olympia, Tumwater, and Yelm, including:

- What past housing policies resulted in resident displacement?
- What types of current housing policies create the risk of resident displacement?
- What groups and communities are at the greatest risk of housing displacement?

DATA INDICATORS

To localize the understanding of displacement risk, the project team completed a demographic analysis based on the Racially Disparate Impacts (RDI) tool published by the Washington State Department of Commerce, which outlines a variety of indicators to measure displacement risk. The RDI tool relies on estimates published by the U.S. Census Bureau and the Department of Housing and Urban Development (HUD). Additionally, demographic data was pulled from the American Community Survey.

SOURCES & DATA LIMITATIONS

Our data evaluation utilizes two primary sources for comparative analysis of metrics at certain snapshots in time.

The first is the HUD Comprehensive Housing Affordability Strategy (CHAS) datasets published as two distinct time frames (2015-2019 and 2017-2021) we use to measure:

- a. cost-burdened populations
- b. affordable rental units
- c. household income levels
- d. homeownership rates

The second source is the US Census American Community Survey 5-Year Estimate data published as two distinct snapshots in time (2010 and 2023) that we used to measure:

- racial and ethnic diversity
- age

Why Were These Sources Chosen

The metrics of racial and ethnic diversity, cost burden, rental unit affordability, household income levels, and homeownership rates were derived from the racially disparate impact (RDI) tool published by the WA Department of Commerce. The RDI toolkit is designed by the Department of Commerce (Commerce) for jurisdictional use and guidance in efforts to meet the requirements of the Growth Management Act (GMA). The toolkit is featured under “Step 2: Gather and analyze data” in the published Racially Disparate Impacts Guidance ⁶. The toolkit compiles statistics relevant to a jurisdiction's analysis of racially disparate impacts in its community.

The US Census American Community Survey 5-Year Estimate is regularly considered a gold standard tool for national demographic data. The survey has evolved over time and is typically based on a 90% confidence interval serving as one of the most reliable data points available for this work.

What These Sources can Cannot Tell Us

As described in the Department of Commerce's Affordable Housing Planning Resources, The RDI Data Toolkit was most recently updated in November 2023 for jurisdictions completing periodic comprehensive updates in 2024 and 2025.

The currently available RDI Data Toolkit that can be accessed online currently only limits ACS Community Survey Data through 2020 and CHAS data date ranges through 2010-2014 and 2015-2019. As a result, the consultant team directly accessed and utilized the most recently available CHAS data through HUD for 2017-2021. The database was culled to ensure that the corresponding tables were pulled for Lacey, Olympia, Tumwater, and Yelm.

⁶ Department of Commerce (2023). Guidance to Address Racially Disparate Impacts.
<https://deptofcommerce.app.box.com/s/1l217l98jattb87qobtw63pkplzhxege>

As the data pulled represents a snapshot in time for the corresponding date range it is difficult to pinpoint the current status of any one metric. Let alone the limitation that the most current and recent date range extends through 2021.

As a result, the consultant team used a comparative analysis across the windows to determine and interpret trends rather than provide absolute results.

The CHAS data, which were publicly available at the time of this report's publication, have some limitations. The 2017-2021 data set represents a synthesis of data from that period and does not tell us much about the effects of COVID-19 or any policy actions undertaken since 2021.

As identified in feedback from jurisdictional staff, conducted community engagement, and academic research the real and perceived impacts of the COVID-19 pandemic on housing instability were significant. We strongly recommend jurisdictions contextualize the analysis in this report for what folks know and understand about the pandemic.

Unfortunately, it is likely only very recently that there is a reasonable data range since the onset of the pandemic to begin understanding the explicit implications on housing displacement, racially disparate impacts, and housing exclusion. Without that window of data, this report is not able to make any strong correlations between the two.

Each jurisdiction is responsible for their respective responses to the updates required by the amended HB1220 (2021). As mentioned in the executive summary, this report should be utilized as a supplementary document to support jurisdictions in this effort. This report should not be considered and/or submitted as a direct response to the statutory requirements without additional deliberation from jurisdictional staff.

COMMUNITY ENGAGEMENT

Affinity Groups

Uncommon Bridges coordinated four (4) affinity group conversations to gather community stakeholders to discuss housing displacement risk in Lacey, Olympia, Tumwater, and Yelm. Affinity group topics included:

- 1) Manufactured housing communities,
- 2) Communities of low-wage workers,
- 3) Military families and households, and;
- 4) Accessory dwelling units.

Multi-Media Survey

A key aspect of this project involves assessing community insight, perceptions, and lived experiences around livability, affordability, and displacement impacts in Olympia, Lacey, Tumwater, and Yelm. A

robust data collection effort, including multi-lingual outreach via community anchors, focus groups, and an open-access multi-modal survey resulting in 167 responses, sought to engage those frequently involved and new perspectives and experiences not included in past policy and housing assessments conducted in the region.

POLICY EVALUATION & CRITERIA

To assess and evaluate policy options and recommendations, we completed a policy evaluation using two sets of criteria: displacement-specific and locality-specific. The displacement-specific criteria were based on the Department of Commerce's categories of displacement: economic, physical, and cultural. Through discussions with city staff, audits of the city's Housing Needs Assessments, and stakeholder feedback, we identified additional criteria to evaluate better potential policies and recommendations based on the jurisdiction's unique needs.

Criteria Evaluation Method and Scoring

Policies were evaluated using criteria and scored using the following scale. The scores were then totaled to calculate an overall impact score for each policy option.

- **Yes, positive impact (+2):** The policy option has a positive impact and directly addresses the criterion.
- **Somewhat positive impact (+1):** The policy option has a somewhat positive impact, or indirectly addresses the criterion.
- **Neutral/ No impact (+0):** The policy option does not directly address the criterion, but may benefit other housing priorities for the jurisdiction.
- **Negative impact (-1):** The policy option may exacerbate, or detract from, addressing the criterion or issue. However, while some options may have a negative impact on one element of the scoring criteria, it does not mean that they are bad options overall. For example, encouraging redevelopment may increase housing supply overall and reduce long-term displacement pressures, but also increase physical displacement pressures in the short-term.

We used the following criteria for all jurisdictions in this report as a common set.

- **Racially Disparate Impacts:** Does this policy prevent racially disparate impacts or work to repair past harm?
- **Economic Displacement:** Does this policy help prevent or mitigate economic displacement?
- **Physical Displacement:** Does this policy help prevent or mitigate physical displacement?
- **Cultural Displacement:** Does this policy help prevent or mitigate cultural displacement?
- **Housing Exclusion:** Does this policy prevent the exclusion of historically marginalized or other vulnerable populations from accessing safe and affordable housing appropriate for their needs?
- **Implementation Considerations:** Does the city have the staff and resources necessary to implement this policy effectively?

In addition to these, each jurisdiction had its own unique (yet sometimes related and similar) policy evaluation criteria.

Lacey

- Does this policy encourage or remove barriers to providing affordable housing?
- Does this policy encourage the preservation of naturally occurring affordable housing, such as manufactured home parks and other existing affordable units?
- Does this policy increase the overall housing supply?
- Does this policy reduce housing costs?

Olympia

- Does this policy incentivize and support the development of affordable and deeply affordable housing, including supportive housing?
- Does this policy increase the housing supply, including middle housing and ADUs?
- Does this policy encourage the preservation of naturally occurring affordable housing, such as manufactured home parks and other existing affordable units?

Tumwater

- Does this policy encourage the preservation of naturally occurring affordable housing, such as manufactured home parks and other existing affordable units?
- Does this policy incentivize and support the development of affordable and deeply affordable housing?
- Does this policy encourage adaptive reuse of existing residential units or other buildings where feasible?
- Does this policy incentivize or reduce barriers to developing diverse housing types, including smaller homes?

Yelm

- Does this policy encourage the preservation of naturally occurring affordable housing, such as manufactured home parks and other existing affordable units?
- Does this policy incentivize or reduce barriers to developing diverse housing types, including smaller homes?
- Does this policy incentivize and support the development of affordable and deeply affordable housing?

IDENTIFYING POLICY RECOMMENDATIONS

After analyzing the critical issues in each jurisdiction and the challenges of housing displacement, we compiled a comprehensive inventory of potential policies and programs to address these concerns. The list also included each city's respective Housing Action Plan policies to better reflect existing

programs and policies, show how these contribute to or detract from anti-displacement goals, and help the cities prioritize future implementation actions of their HAP.

Existing Conditions of Displacement Risk

OVERVIEW

In addition to the data analyzed from the identified databases, the team also conducted a comprehensive literature review to expand understanding on what other factors contribute towards risk of displacement. Summarized below, this research was considered as part of the holistic evaluation of data analysis to develop recommendations.

What Types of Housing Policies Contribute to Housing Displacement?

In reviewing a swath of peer reviewed journals from the last decade, the consultant team identified eight key trends in response to the contributing policies and conditions for housing displacement nationally.

Property owners have significantly more protection under the law than renters do.

A lack of anti-discriminatory legal protection for renters using programs such as the Housing Choice Voucher Program makes it difficult to find landlords in more affluent communities who accept such vouchers, leading to displacement through residential self-segregation by socio-economic class.⁷

Even when protections for renters exist, a lack of awareness keeps renters in the dark about their rights.

A lack of information sharing and public understanding about housing protection eligibility, such as that implemented during COVID-19, enables property owners to coerce renters into arrangements against their best interests⁸

Policies to improve housing stability in the U.S. most often exacerbate housing insecurity for renters.

U.S. housing policies have historically prioritized homeownership and homeowners, often worsening housing insecurity for renters by offering few direct protections against displacement. Little is done for rent-burdened renters to alleviate displacement risk other than advocating for them to buy homes, a distant possibility for most.⁹

The conversion of public housing public housing projects into mixed-income communities drives housing displacement for low-income households.

⁷ Max Besbris, Sadie Dempsey, Brian McCabe, and Eva Rosen, "Pandemic Housing: The Role of Landlords, Social Networks, and Social Policy in Mitigating Housing Insecurity During the COVID-19 Pandemic," *RSF: The Russell Sage Foundation Journal of the Social Sciences* 10, no. 4 (2024): 210.

⁸ Besbris et al., "Pandemic Housing," 210.

⁹ Stefanie DeLuca and Eva Rosen, "Housing Insecurity among the Poor Today," *Annual Review of Sociology* 48, no. 1 (2022): 350.

The conversion of public housing into mixed-income communities, such as through the HOPE VI program, resulted in significant displacement for low-income households, with only a fraction of the original residents returning to the redeveloped properties.¹⁰

Growing suburban corporate landlord conglomerates are more likely than local small businesses to resort to eviction rather than relieving renters in financial distress.

Governments could better support, subsidize, and grow the amount of local small businesses that provide rental housing while incentivizing them to pass on savings to renters. Local property owners are more likely to provide support and relief to renters in financial distress, while corporate landlords are more likely to immediately resort to eviction.¹¹

Low housing supply drives up costs and disproportionality burdens low-income households.

Increasing housing supply makes housing more affordable, and housing affordability is directly correlated to an individual's housing cost burden, an indicator of displacement risk. When new housing is built and priced higher, it pushes older housing into a lower price range, creating additional housing availability for lower-income households. This concept, known as housing stock filtering, is at odds with the commonly accepted drivers of gentrification and neighborhood change.¹²

Who is at Greatest Risk of Housing Displacement?

Across the same period, the literature provides insight into what groups and communities are at the greatest risk of housing displacement. Five types of populations stand out:

Older, poorer people of color

Residential mobility amongst the poor is variable, unplanned, and typically involuntary. Eviction filings doubled between 2000 and 2016. Older people, African Americans, and Latinos are overrepresented across most types of displacement.¹³

Suburban dwellers living below the poverty line

Suburban poverty creates conditions ripe for displacement. With less public transit, poorer households must spend more money to get around. They have limited access to nonprofit services

¹⁰ Barrett A. Lee and Megan Evans, "Forced to Move: Patterns and Predictors of Residential Displacement during an Era of Housing Insecurity," *Social Science Research* 87 (2020): 102415.

¹¹ Devin Q. Rutan, Peter Hepburn, and Matthew Desmond, "The Suburbanization of Eviction: Increasing Displacement and Inequality Within American Suburbs," *RSF: The Russell Sage Foundation Journal of the Social Sciences* 9, no. 1 (2023): 115

¹² Vicki Been, Ingrid Gould Ellen, and Katherine O'Regan, "Supply Skepticism: Housing Supply and Affordability," *Housing Policy Debate* 29, no. 1 (2019): 35.

¹³ Lee and Evans, "Forced to Move," 102415

typically concentrated in cities and often confront a municipal infrastructure less suited to deliver holistic social services.¹⁴

Manufactured housing residents

Households in mobile homes are over twice as likely to live in poverty. Half of all mobile homes in the U.S. are in urban areas. There are 1.7 million mobile home renter households and 5.3 million mobile homeowners in the U.S. Mobile home closures should be treated as mass evictions, which are primary indicators of physical displacement risk. Those who own their trailers but don't have the means to move them to another location face an additional loss of a valuable household asset.¹⁵

Families with children

Households with children are at an increased risk of displacement. A Milwaukee study found that renters with two children have an 11.7% chance of being evicted and a 9.5% chance with one child.

¹⁶

Households spending more than 30% of their income on housing costs

Cost-burdened households spend more than 30% of income on housing costs including rent, mortgage, and utilities. Households spending more than half of their income on housing are considered severely cost-burdened.

Equipped with these learnings, the consultant team paired existing trends occurring across the Thurston County/South Sound Region to infer how housing displacement may be occurring within each of the local jurisdictions.

DATA & INDICATORS SUMMARY

For this analysis, we are guided by the Washington State Department of Commerce's guidance on measuring possible strategies through its Racially Disparate Impacts (RDI) tool¹⁷. Measuring the phenomena of displacement, gentrification, and racialized disparities in housing exclusion is complex, the RDI tool guides jurisdictions to consider five primary indicators as "supportive" metrics towards this analysis. The RDI tool relies on estimates published by the U.S. Census Bureau and the Department of Housing and Urban Development (HUD) and is presented in four-year ranges.

¹⁴ Rutan et al., "Suburbanization of Eviction," 166.

¹⁵ DeLuca and Rosen, "Housing Insecurity," 348.

¹⁶ Matthew Desmond and Carl Gershenson, "Who Gets Evicted? Assessing Individual, Neighborhood, and Network Factors," *Social Science Research* 62 (2017): 365.

¹⁷ The RDI toolkit is designed for use by the Department of Commerce (Commerce) in its support of local jurisdiction efforts to meet the requirements of the Growth Management Act (GMA). The toolkit compiles statistics relevant to a jurisdiction's analysis of racially disparate impacts in its community.

This analysis compares RDI data points from 2015-2019 and 2017-2021. Additionally, demographic data was pulled from the American Community Survey.

Generally, housing displacement risk increases when:

- The population becomes more racially and ethnically diverse
- Households are spending more than 30% of their income on housing
- Rental units become unaffordable for extremely low-income residents
- Poverty rates increase in a community
- Homeownership rates decline

Racial Diversity

Housing displacement risk is generally understood to increase as a population becomes more racially and ethnically diverse. The U.S. Census Bureau collects data on race and ethnicity, classifying individuals into distinct categories for these estimates. Race is recognized as a social identity historically tied to oppression, while ethnicity refers to groups sharing common ancestry, language, or dialect. Respondents to the Census self-identify their race from six options (White, Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, and Other) and can select one or more options. They also identify as either Hispanic or Latino or Not Hispanic or Latino, with "Hispanic or Latino" defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

The table above shows the change in racial and ethnic diversity across the four cities between 2010 and 2023, using the US Census American Community Survey 5-Year Estimate data.

Change in # of Residents by Race & Ethnicity	Lacey	Olympia	Tumwater	Yelm
American Indian and Alaska Native	-54	+2	-154	+89
Asian	+1,437	+924	+608	-132
Black or African American	+1,345	+345	+755	+279
Hispanic or Latino (of any race)	+4,126	+3,099	+1,484	+908
Native Hawaiian and Other Pacific Islanders	+658	+421	+106	+468
Other Race	-44	+132	+470	+0
Two or more races	+2,908	+2,617	+1,786	+604
White	+6,278	+2,335	+4,630	+2,216
Net Pop Change 2010 - 2023	+16,654	+9,875	+9,685	+4,432

Cost Burden

Housing displacement risk is a critical concern, fundamentally linked to how much households spend on housing relative to their income, and the availability of affordable rental units, particularly for those with lower incomes. A household is considered to be experiencing a "cost burden" if its monthly housing expenses exceed 30% of its income, which can severely impact its ability to meet other essential needs like food, healthcare, and education. This burden is further categorized: "not cost-burdened" (under 30%), "cost-burdened" (30-50%), and "severely cost-burdened" (over 50%).

An analysis of data between 2015-2019 and 2017-2021 reveals concerning trends in cost burden across Lacey, Olympia, Tumwater, and Yelm. For renters, the picture is mixed and, in some cases, challenging. Overall, while the number of non-cost-burdened homeowners is increasing across all cities, the growth of non-cost-burdened renter households is significantly slower, and in some areas, even declining.

The tables below show the change in the cost-burdened populations across the four cities based on HUD Comprehensive Housing Affordability Strategy (CHAS) datasets, representing a difference in the data between the years 2015-2019 and 2017-2021.

Change in # Households by Cost-Burdened Status: Renters	Lacey	Olympia	Tumwater	Yelm
Not Cost Burdened	+110	-655	+100	-35
Cost-Burdened (30-50%)	+65	-305	-65	-30
Severely Cost-Burdened (>50%)	+200	+15	-105	+45
Not Calculated	-30	-75	+11	+5

Change in # Households by Cost-Burdened Status: Homeowners	Lacey	Olympia	Tumwater	Yelm
Not Cost Burdened	+765	+840	+355	+435
Cost-Burdened (30-50%)	+370	+145	-175	-59
Severely Cost-Burdened (>50%)	+185	+190	+45	+50
Not Calculated	+45	+5	-10	+0

Rental Affordability

A housing unit is officially deemed affordable if its gross housing costs constitute less than 30% of a household's income. Across all four cities—Lacey, Olympia, Tumwater, and Yelm—there is a scarcity of rental housing options suitable for very low-income households, defined as those earning between 30% and 50% of the Area Median Income (AMI). The data used for these assessments, specifically estimates of the number of rental housing units affordable to households within various income ranges, comes from the HUD Comprehensive Housing Affordability Strategy (CHAS) datasets. These estimates are derived from self-reported housing costs, which inherently reflect any housing subsidies or other benefits households might utilize. It is important to note that a rental unit designated as affordable for an extremely low-income household (less than 30% of AMI) may not necessarily be occupied by a household within that specific income bracket. The rental unit affordability estimates exclude housing units that lack complete kitchen or plumbing facilities, vacant units not explicitly listed for rent or sale, and group quarter units.

The table below shows the change in vacant affordable units across the four cities based on HUD Comprehensive Housing Affordability Strategy (CHAS) datasets, representing a difference in the data between 2015-2019 and 2017-2021.

Change in # of Rental Units by Affordability Rating	Lacey	Olympia	Tumwater	Yelm
Extremely-Low Income (<30% AMI)	+0	+25	+0	+0
Very-Low Income (30-50% AMI)	-90	-110	-45	+0
Low-Income (50-80% AMI)	+40	+10	+10	+0
Moderate-Income (80%-100% AMI)	+150	+75	+5	+0

Income

While all four cities are seeing growth in renter and homeowner households with above median incomes, the high cost of housing is outpacing wage gains, leading to high housing cost burdens.

The Washington Department of Commerce's RDI tool utilizes Area Median Income (AMI) to account for regional variations in labor and housing markets. AMI represents the midpoint of an area's income distribution, with half of households earning above and half earning below this figure. The Growth Management Act mandates that jurisdictions address the housing needs of families across the entire income spectrum. Income data and housing affordability estimates are derived from the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data. Household income estimates are categorized into bins based on AMI, adjusted for household size:

- Extremely Low Income (<30% of AMI)
- Very Low Income (30%–50% of AMI)
- Low Income (50%–80% of AMI)
- Moderate Income (80%–100% of AMI)
- Above Median Income (>100% of AMI)

Overall, while there's an evident increase in higher-income households (both renters and homeowners) across all four cities, the data also highlights shifts in lower-income brackets that could impact housing displacement risk, especially given the general trend of housing costs outpacing wage gains.

The tables below show the change in population income levels across the four cities based on HUD Comprehensive Housing Affordability Strategy (CHAS) datasets representing a difference in the data between 2015-2019 and 2017-2021.

Change in # Households by Income Status: Renters	Lacey	Olympia	Tumwater	Yelm
Extremely-Low Income (<30% AMI)	-160	-110	-240	+15
Very-Low Income (30-50% AMI)	-235	-180	-85	-60
Low-Income (50-80% AMI)	-475	+225	-20	-15
Moderate-Income (80%-100% AMI)	+535	-85	-15	+35
Above Median Income (>100%)	+680	+730	+305	+20

Change in # Households by Income Status: Homeowners	Lacey	Olympia	Tumwater	Yelm
Extremely-Low Income (<30% AMI)	+250	-90	-145	-10
Very-Low Income (30-50% AMI)	+15	+40	+60	-65
Low-Income (50-80% AMI)	-255	-130	-90	+5
Moderate-Income (80%-100% AMI)	-150	+25	-10	-90
Above Median Income (>100%)	1495	+1345	+400	+585

Tenure/Homeownership

Housing displacement risk generally increases when homeownership rates decline. Tenure refers to the distribution of homeowners and renter households across a region.

The tables below show the change in renter and owner households across the four cities based on HUD Comprehensive Housing Affordability Strategy (CHAS) datasets, representing a difference in the data between 2015-2019 and 2017-2021.

Change in # of Households	Lacey	Olympia	Tumwater	Yelm
Renters	+345	+590	-60	-715

Change in # of Households	Lacey	Olympia	Tumwater	Yelm
Homeowners	+1365	+1190	+225	-640

Age

Older populations face a higher risk of housing displacement. Across Lacey, Olympia, Tumwater, and Yelm, there's a noticeable trend of aging populations, although the specific population changes by age vary significantly among the cities. The document presents data from 2010 to 2023, using the US Census American Community Survey 5-Year Estimate, to illustrate these shifts in age distribution.

While there's variation, the detectable trend of aging populations, particularly in cities like Olympia and Yelm, which saw significant shifts in individual age ranges, suggests an increasing proportion of residents are more vulnerable to housing displacement.

The table below shows the change in age distribution across the four cities between 2010 and 2023, using the US Census American Community Survey 5-Year Estimate data.

% Change in Population by Age	Lacey	Olympia	Tumwater	Yelm
Under 5 years	-0.90%	+0.00%	-1.10%	-4.00%
5 to 9 years	+0.00%	-1.80%	+0.70%	+2.00%
10 to 14 years	-0.80%	-1.00%	-1.60%	-2.20%
15 to 19 years	+0.00%	+0.90%	-3.90%	-1.20%

20 to 24 years	-0.10%	-5.10%	+0.90%	+4.20%
25 to 29 years	+0.30%	+0.70%	+0.60%	-1.80%
30 to 34 years	+0.00%	+2.70%	+1.00%	+1.30%
35 to 39 years	+0.00%	+0.70%	+0.60%	-0.10%
40 to 44 years	+1.30%	+0.30%	+1.60%	-0.80%
45 to 49 years	-0.10%	-0.60%	-0.90%	+0.20%
50 to 54 years	-1.90%	-2.00%	-1.90%	+1.20%
55 to 59 years	-2.10%	-0.90%	-1.00%	+0.80%
60 to 64 years	+1.50%	-0.10%	+2.50%	+2.00%
65 to 69 years	+2.30%	+1.30%	+2.00%	-0.30%
70 to 74 years	+1.10%	+3.50%	+1.10%	+2.20%
75 to 79 years	-0.10%	+1.80%	+0.30%	-0.20%
80 to 84 years	-0.30%	+0.00%	+0.40%	-1.10%
85 years and over	-0.30%	-0.60%	-0.80%	-1.60%

WHAT ARE COMMUNITY STAKEHOLDERS SAYING?

The project team undertook an extensive and collaborative outreach process to gain a locally rooted understanding of housing goals and displacement risks. We connected with planning staff, residents, and housing advocates across sectors to better understand the housing challenges facing the area.

The project team aggregated and synthesized the stakeholder feedback across all engagement touchpoints to distill the main takeaways into the following themes for consideration.

- Cities should identify ways to monitor renter income verification, establish local ordinances to enforce attainable income verification, and identify and address price fixing.
- Cities should use creative zoning overlays and innovative land use policies to classify and protect mobile home communities and other types of affordable housing.
- Zoning should balance commercial development with opportunities for affordable housing.
- Cities should create a program to support upgraded utilities and infrastructure and promote incentives for property owners to improve their properties, including multifamily, single-family, accessory, and mobile homes. Tenants forced to relocate due to substandard maintenance (condemned properties) should receive support to relocate to a nearby affordable housing option effectively.
- Affordable housing and homelessness prevention programs should work closely together as they share the same clientele.
- Military service providers, including VAs, volunteer groups, bases, centers, and cities, should ensure their programs are adequately staffed with the most current information regarding housing and support benefits for military families and households.
- Cities should promote educational programs that explain to homeowners and potential buyers the long-term investment opportunity of ADUs and the financial plan required to pursue a build.
- Permitting processes to develop new affordable housing should continue to be simplified and streamlined.
- Cities could support residents, including current residents of manufactured home communities, by forming cooperatives or community land trusts (CLTs) to be prepared to exercise the right of first refusal and manage properties independently.
- Cities should create a program to support private ownership of mobile home communities and private rental units by local, family-owned operations with on-site management and disincentivize corporate owners from buying land on which manufactured home communities are located.
- Cities should take steps to minimize the amount of potential long-term housing being used for short-term transient rentals (Airbnb).

- Cities should work with community groups to coordinate a one-stop shop for housing benefit explanations and application support.
- Cities should promote an educational campaign to private landlords about legal requirements and renter income qualifications for those on supplemental income.
- Cities should offset the impacts of increased taxes and tax increment financing, as they are seen to contribute to unaffordability for renters and low-income households by increasing the cost of living as new upscale developments are built.
- Cities should consider rent control options and develop and enforce adequate tenant protections (eviction proceedings, rent increase management, etc.).
- Cities should balance suburban development with investment in affordable housing in urban centers.
- Cities should ensure robust transportation is available to residents and minimize the land used for parking over housing.
- Urban renewal efforts should include the protection of existing affordable housing units.

Relevance for Analysis

Takeaways from the individual sources of data input: research, data indicators, and engagement were considered holistically

It is important to also recognize the validity of each of these sources of information. Across the various points of engagement, we heard from members of our community that are rarely offered such a prominent and direct line to our planning processes. Diverse, real, and engaged voices contributed to the findings of this analysis through written, audio & video recording, and facilitated points of engagement. This feedback should be read in the context that they are direct feedback from community stakeholders based on their viewpoints, level of understanding, and lived experience with housing.

Final policy recommendations are not solely based on any single point of feedback; as we aim to integrate the perspectives into what is possible within the confines of individual city capacity for implementation.

City Displacement Risk Profiles & Recommendations

OVERVIEW

This section examines the issues of displacement at the city level, analyzing key indicators such as increased housing cost burdens on both renters and homeowners, the diminishing availability of affordable rental units for low-income households, and significant shifts in demographic composition. Furthermore, this section will review current housing policies and provide priority policy recommendations to mitigate economic displacement and foster a more equitable housing environment.

LACEY – ECONOMIC & CULTURAL DISPLACEMENT

Lacey's economic pressures make it stand out as a prominent risk type. However, careful attention will be needed to ensure that these pressures do not disproportionately impact its increasingly diverse population of residents.

According to available data Lacey's population experienced:

- A significant **increase in racial and ethnic diversity** among residents between 2010 – 2023;
- A substantial **increase in severely cost-burdened households** for both renters and homeowners between 2015–2019 and 2017-2021
- **A decrease in the availability of affordable rental units** for and very-low-income (earning between 30% and 50% AMI) households.
- A relative **decrease in renters earning less than 80% AMI** but an **increase in low-income homeowners** between 2015-2019 and 2017-2021
- An **increase in overall homeowner households**

Considering the above trends, the data shows that while Lacey's population grew overall, people from non-white racial and ethnic backgrounds are working and living in Lacey. Given that historical research tell us that racially and ethnically diverse households are more likely to experience displacement, it is important to understand what is driving these communities to Lacey and understand the broader spectrum of cultural needs.

This is an important detail because as households become increasingly cost-burdened, families that are already living on the edge of their means must make difficult choices about where to allocate their income. Across the region, folks engaged for this process often remarked often how they see housing instability quickly teetering on to risk of homelessness for folks that must look for alternative ways to stay afloat; a reminder that *"displacement can happen to anybody"*.

Over the same period, we can see that, income and wages are not keeping pace with the rising cost of living, leading to a decline in real income and purchasing power, meaning more people are cost burdened. Concerningly, this trend appears to impact both renters and homeowners alike – the latter of which might be vulnerable to economic displacement if housing costs, such as property taxes, continue to climb.

As real earnings decrease, so to have the availability of affordable units. Review of existing policies and overlapping engagement describes possible impacts from the significant decrease in the availability of affordable rental units for extremely low-income and very-low-income households, coupled with a general lack of social safety nets. We made connections to feedback we heard in both the survey and affinity group discussions that some of these impacts spiked during/post the COVID pandemic. For some folks, like households with a member in the military, it is not easy to move out of the area in search of more affordable housing. Folks on fixed incomes or social security for example do not have the same opportunity to shift brackets and find that their options for quality affordable housing have narrowed. This aligns with the general understanding from the literature purporting that a lack of affordable rental options for the lowest income brackets heightens the risk of displacement.

Housing Displacement Risk Policy Analysis

The City of Lacey has comprehensively reviewed its existing Housing Element and related policies within its Comprehensive Plan, utilizing criteria consistent with the Department of Commerce's guidance on Racially Disparate Impacts. This evaluation sought to identify policies supporting housing goals or potentially contributing to inequitable outcomes. The analysis reveals a general split, with many of Lacey's housing policies categorized as "supportive" or "approaching" their intended objectives.

Lacey's "supportive" policies are actively working to foster housing growth and affordability. These include initiatives designed to increase residential densities, promote infill development, and ensure a sufficient supply of housing that is affordable across all income levels and meets unique housing needs. Furthermore, these policies emphasize critical partnerships with external agencies, recognizing their role in enhancing overall housing affordability and preventing displacement and homelessness. These represent strong foundational efforts in the city's housing strategy.

However, policies classified as "approaching" suggest areas where Lacey can further strengthen its impact. While generally supporting housing growth, these policies could be refined to more effectively address overall affordability and integrate robust anti-displacement strategies. The goal is to provide housing equitably to all income brackets, particularly those historically excluded or displaced. For instance, a specific policy (Policy C under Goal 3 in the Central Planning Area) has been identified for clarification. Proposed revisions aim to ensure that development standards for middle housing options are sensitive to existing neighborhoods and align with broader city priorities, such as climate resilience, while remaining clear and unambiguous.

In sum, Lacey's current housing goals and policies demonstrate an awareness of housing displacement and include efforts to mitigate disproportionate impacts. To build upon these existing strengths and solidify its commitment to equitable housing, the City should actively explore and implement additional policies that foster stronger community partnerships. These collaborations are crucial for proactively preventing displacement and cultivating a truly supportive environment for both current and future residents of Lacey.

Priority Policy Recommendations

This report outlines key strategies for the City of Lacey to augment its current efforts in preventing racially disparate housing impacts, increasing the availability of deeply affordable housing, and mitigating displacement, particularly economic displacement.

Strengthening Community Partnerships and Expanding Capacity

To achieve greater success, the City can significantly enhance its existing work and policies by fostering stronger community connections and partnerships with local organizations. Such collaborations effectively expand the capacity of city staff, allowing for more comprehensive outreach, program delivery, and specialized support. Supplemental efforts and social services, extending beyond the scope of housing policy alone, are also evident for Lacey's housing initiatives to reach their full potential and address the multifaceted needs of its diverse population.

Comprehensive Plan Updates and Policy Refinements

The upcoming update to Lacey's Comprehensive Plan presents a critical opportunity to refine existing policies and introduce new ones to address current gaps. Several policies within the Housing Element of the current Comprehensive Plan could benefit from minor edits to clarify their intent, remove vague language, establish stronger connections to other Comprehensive Plan elements, or eliminate potentially exclusive language. Specific proposed edits for numerous policies are detailed in the Final Existing Comprehensive Plan Policy Evaluation Framework Appendix.

Addressing Policy Gaps and New Program Development

To tackle significant policy gaps, new policies and programs are required. Foremost among these is the need for policies that preserve existing and naturally affordable housing units. This is crucial for preventing economic displacement and enabling residents to remain within their established communities. Concurrently, dedicated efforts are necessary to protect manufactured housing communities and to avoid displacement within these vital affordable housing sectors. Furthermore, there is a clear need for affordable housing for lower-wage earners, ensuring that individuals working in Lacey can also afford to reside within the city. Beyond housing, cultural displacement can be mitigated through increased placemaking efforts and the preservation of existing community events, businesses, religious institutions, and other facilities important to Lacey's diverse cultural groups.

Prioritizing Housing Action Plan Implementation

Finally, the City's Housing Action Plan (HAP) contains numerous actions that Lacey should continue to implement by advancing them to the Planning Commission. Policies from the HAP that scored highly in the Policy Evaluation Matrix should be considered priority initiatives for immediate implementation, as they directly align with the City's housing goals and address identified deficiencies.

Implementation Capacity & Limitations

Achieving the desired outcomes of these initiatives—namely, effectiveness, sustainability, and broad community benefit—will necessitate significant financial resources and dedicated staff time.

Financial Constraints

The primary limitation in successfully executing these housing programs is likely financing. Navigating city political processes and securing the funding for recommended programs will be a considerable challenge. City staff will require augmented capacity to actively pursue and secure diverse financial resources, including competitive grants, funds from regional or state programs, and other potential sources. Without robust and consistent funding streams, the reach and impact of these initiatives will be significantly constrained.

Staffing and Administrative Demands

Implementing many revised Housing Element policies, existing HAP actions, and newly developed policy recommendations will place substantial demands on city staff. This includes the considerable time required to collaborate with community partners in drafting and creating new ordinances to update the city's development regulations. Additionally, significant staff effort will be necessary to present and work with the Planning Commission and City Council through the review and approval processes for these ordinances. Beyond legislative development, the recommended policies will also require considerable ongoing staff time to identify, cultivate, and maintain strong community partnerships and collaborative efforts with local organizations, essential for these housing initiatives' effective delivery and long-term success.

Conclusion

Overall, the analysis points towards the need for prioritizing unique housing needs among low-income, workforce, and senior housing; identifying creative ways to support and maintain homeownership, especially among lower-income households (e.g. manufactured home parks), and ensuring that attention on the cliff between low-income affordability and homelessness does not exacerbate toward the latter.

OLYMPIA – PHYSICAL DISPLACEMENT

While a range of housing types exist in Olympia, its displacement risk is uniquely characterized by the loss of existing low-income homeownership alongside a significant challenge in providing affordable rental units for very-low-income households.

According to available data Olympia's population experienced:

- A significant **increase in racial and ethnic diversity** among residents between 2010 – 2023;
- A **decrease in cost-burdened renter households** but an **increase in cost-burdened and severely cost-burden homeowner households** between 2015 – 2019 and 2017 – 2021
- A slight increase in affordable units for extremely-low income households, but a **significant decrease in the availability of affordable rental units for very-low-income households** (earning between 30% and 50% AMI).
- A notable **increase in low-income renters** (50%-80% AMI) and a **decrease in low-income and extremely low-income** homeowners between 2015-2019 and 2017-2021
- An **increase in overall homeowner households**

The trends may suggest that low-income households who are already homeowners, may not be able to keep pace with increasing costs to sustain homeownership and stay in place as seen in the dramatic increase of cost-burdened homeowners.

Interestingly, the increase of low-income renters is a relatively complicated trend to interpret when comparing against the other data points. While inconclusive, it is possible that efforts to increase and retain low-income renters is working positively, especially where renter households have become less cost burdened. Conversely, it is possible that once homeowners have been economically forced to become renters, thus putting a strain on the availability of rental units.

While inconclusive, the engagement data paints an interesting picture around how the market has handled the availability of single-family homes. Some point to the mixed quality of converting these properties to rental units, while others remark that the once naturally-occurring affordable homes are falling into disrepair or being redeveloped entirely into units that cater to higher-income earning residents and visitors.

Some relevant remarks from individual and group engagement include:

- *... in my case, I'm in the "family home" with a failing roof. It's too big for just me. There is enough room to create 2 separate living units. This would allow me to remain here. There's also off-street, discreet parking space for a tiny home/RV. I'd happily leverage what I have to create more space for others in need of housing. Not everyone needs a BIG space.*
- *The lack of single family homes for people to rent, rent to own and even buy. The quality of houses in Olympia has significant differed maintenance, which often causes health hazards to those who rent*

- *In Olympia, housing displacement has manifested through the conversion of single-family homes into high-end rentals and Airbnb properties.*

Housing Displacement Risk Policy Analysis

A segment of Olympia's housing policies is identified as "supportive" of housing goals. These include policies that encourage the adaptive reuse of non-residential buildings for housing purposes, support the provision of affordable housing by minimizing regulatory barriers and streamlining review processes, and actively work to prevent physical obstacles that could isolate new developments from existing neighborhoods.

However, most of Olympia's housing-related policies are categorized as "approaching" their objectives. While these policies aim to increase the overall housing supply within Olympia, they possess opportunities for strengthening. Enhancements could include more explicit measures to address racially disparate impacts, the integration of targeted anti-displacement strategies, and proactive efforts to prevent housing exclusion, particularly by prioritizing historically marginalized populations.

Several policies within the Comprehensive Plan are identified as "challenging" housing goals due to their potential to create unintended negative consequences. These policies often require additional design or architectural features in new housing or seek to preserve existing neighborhood "character." Such policies may inadvertently restrict housing production and limit housing choices, potentially contributing to affordability issues. To mitigate these challenges, proposed edits are detailed in the Final Existing Comprehensive Plan Policy Evaluation Framework Appendix, advocating for removing vague language and introducing greater flexibility to foster increased housing production and housing diversity.

Priority Policy Recommendations

The City of Olympia should consider prioritizing the implementation of these high-scoring HAP policies and other highly rated policies from the Policy Evaluation Matrix. Advancing these initiatives to the Planning Commission would align with city priorities and address current deficiencies in Olympia's housing policy framework.

New Policy Recommendations

To enhance housing affordability and equity, the following new policy initiatives are recommended:

- **Protection and Preservation of Manufactured Home Communities:** Implement policies to safeguard and preserve manufactured home communities. This is crucial for retaining a vital source of affordable housing within the city.
- **Encouraging Retention and Maintenance of Existing Affordable Housing:** Develop additional measures to incentivize the retention and maintenance of existing affordable housing units.

Particular emphasis should be placed on high-opportunity neighborhoods or areas with historical segregation patterns to promote equitable access to housing.

High-Scoring Housing Action Plan (HAP) Policies

An analysis of the City's existing Housing Action Plan (HAP) policies revealed several high-impact strategies that align to overcome housing barriers:

- **Evaluation of Home Fund Relationship:** Assess the relationship between Olympia's Home Fund and the county's home fund to ensure alignment and effectiveness in meeting shared housing goals.
- **Expanding Residential Tenant Improvement Allowances:** Broaden the allowance for residential tenant improvements without triggering additional land use review requirements. This can encourage the maintenance and upgrading of existing housing stock.
- **Allowing Single Room Occupancy (SRO) Housing:** Permit Single Room Occupancy (SRO) housing in all multifamily zones. This policy diversifies housing options and can provide more affordable solutions for individuals.

Implementation Capacity & Limitations

The City has already expended considerable political capital enacting multi-part strategies to address housing affordability. Though these efforts may need to continue for a long period to see definitive progress, politics will need to match the necessary longevity of these programs to see significant results. Changes in leadership or shifts in City funding for programming could erode support for existing implementation efforts that are having a net positive effect.

The City has done a good job of identifying specific barriers to ease displacement pressure. The Housing Action Plan actions collectively represent quite a lot of staff time or consultant time, but quite a number of them can also be seen as making progress against displacement pressures as well.

Conclusion

Overall, the analysis points towards the need for encouraging the retention and maintenance of existing affordable housing stock; expand allowances of residential tenant improvements and use creative policy approaches to encourage the appropriate matching of resident characteristic and lived experience to possible housing types, such as manufactured home communities or Accessory Dwelling Units.

TUMWATER – ECONOMIC DISPLACEMENT

Tumwater's economic displacement risk is characterized by the reciprocal relationship of subtle loss of low and middle-income renters with a significant lack of affordable housing for the lowest-income segments of the population.

According to available data Tumwater's population experienced:

- **Little to no change in relative racial and ethnic diversity** among residents between 2010 – 2023;
- A relative **decrease in cost-burdened households** for renters and homeowners between 2015 – 2019 and 2017 – 2021
- A relative **decrease in the availability of affordable rental units for very-low-income households** (earning between 30% and 50% AMI).
- A **general decrease across most income categories for renters and homeowners** except for above median income households between 2015-2019 and 2017-2021
- An **increase in overall homeowner households** and a **slight decrease in renters**.

While Tumwater's population has grown through the last census cycles, the data shows that the largest demographic increase has been of above-median income residents. Research shows that when a population has an increase in higher earning residents that it can potentially increase demand and upward pressure on housing prices. Importantly, these pressures can exacerbate financial burden on lower-income residents and accelerate economic displacement.

Tumwater does not seem to portray a situation with widespread affordability crisis with signs of stability across the spectrum. However, attention should be focused on the stark distinction of those that are not experiencing stability. Among all groups, residents earning 30% - 50% of Area Median Income are both increasing and struggling to find affordable units. As pressures continue the risk becomes that the affordability gap may become pulled in opposite directions leaving long-term residents having to navigate the unstable housing landscape.

To protect against these risks exacerbating, there is an opportunity to focus efforts on preserving naturally occurring affordable housing such as mobile home parks. Similarly, strategies for new development can work to ensure that the scale of housing prices do not outpace the general population's ability to keep up. The economic displacement risk has the potential to increase without protections for Tumwater's long-term vulnerable residents.

Housing Displacement Risk Policy Analysis

Many of Tumwater's housing policies are classified as "supportive" or "approaching" their stated objectives. These policies generally foster housing growth, ensure the provision of necessary services to support residential development, aim to mitigate displacement, provide support for transitional and supportive housing, and address the needs of other populations with unique housing requirements. Policies categorized as "approaching" encourage various housing types to

meet diverse demands. However, these policies could be strengthened to more effectively prevent displacement, explicitly address housing affordability and availability across different income brackets, and safeguard historically marginalized populations from disproportionate impacts.

Only one policy appears twice within the plan and is identified as "challenging." This policy, focused on protecting residential areas through aggressive code enforcement to prevent undesirable activities and uses, risks exacerbating displacement or disproportionately affecting lower-income and historically marginalized groups.

A comparative analysis with other jurisdictions indicates that the language used in Tumwater's Housing Action Plan (HAP) policies is not as robust as it could be. The upcoming update and incorporation of HAP goals and actions into the 2025 Comprehensive Plan (CUP) Housing Element presents a critical opportunity to strengthen policy language. Incorporating more definitive terms, such as "require" instead of "encourage," would enhance the enforceability and impact of these policies, leading to more substantial progress in achieving housing goals and mitigating displacement.

Priority Policy Recommendations

The City of Tumwater should prioritize implementing these high-scoring HAP policies and other highly rated policies from the Policy Evaluation Matrix. Advancing these initiatives to the Planning Commission would align with city priorities and address current deficiencies in Tumwater's housing policy framework.

- **Community Land Trust Program for Mobile Home Communities:** Establish a program modeled after a Community Land Trust to support and preserve mobile home communities. This aims to secure long-term affordability and stability for residents within these vital housing sectors.
- **Support Program for Private, Local, Small-Scale Ownership of Mobile Home Communities:** Implement a city program to support private, local, small-scale ownership of mobile home communities. This initiative seeks to leverage the existing mobile home housing stock and actively work towards preserving current affordable housing options.
- **Increased Staffing for Accessory Dwelling Unit (ADU) Processing:** Augment staffing capacity within relevant departments to expedite the processing of Accessory Dwelling Unit (ADU) permits. This measure aims to reduce administrative costs and streamline the development of diverse housing types.
- **High-Scoring Housing Action Plan (HAP) Policies -** An analysis of the City's existing Housing Action Plan (HAP) policies revealed several high-impact strategies that align with displacement mitigation objectives:
 - o **"Notice of Intent to Sell" Ordinance for Multifamily Developments:** Implement an ordinance requiring property owners to provide advance notice of their intent to sell

multifamily developments. Such a policy can allow residents and community organizations to explore preservation options.

- o Program for Preserving and Maintaining Manufactured Home Parks: Establish a dedicated program to preserve and maintain healthy and viable manufactured home parks. This initiative, with some details integrated into the new recommendations, is crucial for protecting an existing source of affordable housing.
- o Mixed-Income Housing Development: Prioritize policies that encourage the integration of market-rate and low-income housing within new developments. This approach aims to prevent the concentration of low-income housing in specific areas, fostering more diverse and integrated communities.

Implementation Capacity & Limitations

Prioritizing Mobile Home Park Preservation

While all Housing Action Plan (HAP) policies represent a foundational step, the most significant impact on displacement mitigation will be achieved through focused efforts on preserving existing mobile home parks (MHPs) as a critical source of affordable housing stock. This approach leverages an already established and often more affordable housing type. Successful implementation will necessitate sustained education and communication efforts to clearly articulate the rationale behind this focus, thereby strengthening existing political support for MHPs within the City.

Resource Implications for Policy Implementation

The successful implementation of many revised Housing Element policies, remaining HAP actions, and new policy recommendations for Tumwater will require significant staff time and resources. This includes collaborating with community partners to develop necessary ordinances for updating the city's development regulations. Furthermore, considerable staff engagement will be required for review and approval processes with the Planning Commission and City Council.

Beyond ordinance development, recommended policies will demand substantial staff capacity to identify, cultivate, and maintain robust community partnerships and collaborative efforts with local organizations. To ensure these programs' effectiveness, sustainability, and broad reach, city staff will also require additional capacity to actively pursue diverse funding avenues, including grants, regional, and state programs.

Conclusion

Tumwater faces a significant risk of economic displacement, driven by a severe shortage of affordable rental housing, especially for extremely low and very low-income households, and an increase in severely cost-burdened homeowners. This is evidenced by a complete loss of rental units affordable to very low-income families and declining numbers of lower-income renters, while higher-income residents are increasing, driving up housing costs. Although current housing policies

are generally supportive, they lack robust language to prevent displacement and ensure affordability. Key recommendations include preserving mobile home communities, regulating short-term rentals, and streamlining Accessory Dwelling Unit (ADU) development. Implementing these changes will require substantial resources and staff capacity to address the critical housing needs of the city's most vulnerable residents.

YELM – ECONOMIC & PHYSICAL DISPLACEMENT

Unlike the commonly interpreted definition of physical displacement, Yelm's greatest risk comes from its pressure to meet the demand for suburbanization. Above-median income populations make up the largest increase income type and as folks look to redevelop land effectively, it has the risk of impacting highly vulnerable population groups disproportionately.

According to available data Yelm's population experienced:

- Little to **no change in relative racial and ethnic diversity** among residents between 2010 – 2023;
- A relative **increase of severely cost-burdened renter households** and a **significant decrease in cost-burdened homeowner households** between 2015–2019 and 2017–2021
- Little to **no observable change** in the availability of affordable rental units
- Relative **decrease of very-low and low income renters** and a **significant increase in above median income homeowners** 2015-2019 and 2017-2021
- Significant **decrease overall of renters and homeowners** households

As Yelm's overall population has grown, it's land use is being forced to shift from being a meaningfully rural city to one that is beginning to serve young families as a suburb community. Above-median income earning families appear to be moving to Yelm and redeveloping existing land for housing; a trend referenced explicitly by some during the engagement process.

During the engagement process, the team also ensured to focus on households with a member in the military to best describe the respective situations. Military households desire improved coordination of housing services, primarily where the VA lacks capacity and efficiency. Moreover, as folks anticipate improved city infrastructure, they hope that there can be options to support military and veteran households throughout the civilian community.

Housing Displacement Risk Policy Analysis

Yelm's housing policies generally support housing goals, including policies that encourage diverse residential growth, efficient permit processing, allow various residential uses and types that provide for diverse housing needs, and increase funding for affordable housing or reduce barriers to home ownership. Policies indicated as "approaching" could be improved primarily by considering affordability for all income groups and prioritizing those that have been historically marginalized. Still, they generally encourage housing growth, the maintenance of existing housing stock, and the

provision of housing near transit and other services. There aren't any policies identified as "challenging."

Priority Policy Recommendations

These recommended policies, both new and those within the existing HAP, represent critical steps for Yelm to proactively address economic displacement and ensure housing stability for its residents.

- **Protection and Preservation of Manufactured Home Communities:** Policies should be developed and implemented to ensure manufactured home communities' long-term viability and affordability. This is critical for preserving a significant source of accessible housing for many residents at risk of displacement.
- **Regulation of Short-Term Rental Programs:** Measures should be adopted to minimize converting long-term housing units into transient short-term rentals. This preserves the existing housing stock for permanent residents and prevents further reduction of available affordable housing options.
- **High-Scoring Housing Action Plan (HAP) Policies -** An evaluation of the City's existing Housing Action Plan (HAP) policies identified several high-impact strategies that align to prevent economic displacement:
 - o **Partnerships with Affordable Housing Developers and Support Organizations:** The City should prioritize and strengthen partnerships with low-income housing developers, the Housing Authority of Thurston County, and other relevant organizations. These collaborations are essential for developing and supporting housing solutions for low-income individuals, the workforce, seniors, and other populations with unique housing needs.
 - o **Leveraging Federal Resources for Affordable Housing:** The City should actively pursue and utilize federal funding mechanisms, including Community Development Block Grants (CDBG) and Section 108 loans, to secure resources for affordable housing initiatives.
 - o **Offering Density Bonuses for Low-Income Housing:** Implementing density bonuses for developments that include low-income housing units incentivizes the creation of more affordable housing options, directly combating the factors that lead to economic displacement.

Implementation Capacity & Limitations

Implementing effective housing programs, particularly those providing direct housing or rental assistance to low- and very-low-income populations, presents significant challenges for small towns

and jurisdictions such as Yelm. These challenges primarily revolve around such initiatives' funding, assembly, and administration.

Smaller municipalities' limited financial and administrative capacities often hinder their ability to secure the capital for substantial housing projects or ongoing rental assistance programs. Furthermore, the complexities inherent in program design, inter-agency coordination, and sustained operational oversight can prove difficult to manage without dedicated resources and specialized expertise. Despite these hurdles, establishing such housing infrastructure is critical for adequately addressing the housing needs of vulnerable residents and mitigating issues like economic and physical displacement.

Conclusion

Yelm's existing Housing Action Plan strategies point to policies that generally support housing goals, including policies that encourage diverse residential growth and allow various residential uses and types to provide for diverse housing needs. Given the likeliness that both population growth will continue to increase and contend with the limitations of the existing Urban Growth Area (UGA), the City will need to continue its acute focus on building relationships with developers and builders to ensure that local housing needs are met and not overlooked.

Strategies to consider include the incentivizing of low-income housing to developers through density bonuses and to disincentivize corporate owners from buying existing affordable homes in the community. Moreover, ongoing opportunities to strengthen relationships with the VA and other supports for military families may also be appropriate.

CONCLUSION

Addressing housing displacement is crucial for fostering strong, connected communities. If left unaddressed, displacement can lead to increased homelessness and heightened socioeconomic disparities. Our report includes tailored policy recommendations that cater to each city's specific needs and capabilities. These suggestions include a variety of strategies, such as adjusting zoning laws to support diverse housing options, providing tenant protection initiatives, enhancing financial assistance programs, and improving cooperation among local agencies.

We acknowledge that there are deeper layers of analysis that could help answer questions that emerge through this report. We anticipate that in addition to utilizing this information to support each cities' comprehensive plan updates, the jurisdictions may choose to identify more nuanced trends within their communities. Suggestions include:

- Neighborhood analysis of displacement pressures
- Multi-variate analysis of intersecting demographics with income and housing status
- Local historical research
- Additional regional correlation and trends

In conclusion, tackling housing displacement requires a collaborative approach that brings together governmental bodies, community organizations, and private sector partners. By embracing our recommendations and prioritizing housing stability, Lacey, Olympia, Tumwater, and Yelm can move toward building more equitable, inclusive, and resilient communities.

APPENDIX

- A. Housing Displacement Academic Field Scan Memo
- B. Existing Comp Plan Evaluation Tables
- C. Comp Plan Recommendations Matrix
- D. Engagement Raw Data & Analyses

MEMORANDUM

Date: October 17, 2024
To: Planning and Community Development Departments of the Cities of Lacey, Olympia, Tumwater, and Yelm
From: Ariam Ford, AICP, Equity & Engagement Lead, Uncommon Bridges
Subject: Housing Displacement Academic Field Scan

Purpose

The following document is a synthesis of the latest peer reviewed journals from the last decade that responds to the lines of questioning set out within the Housing Displacement Analysis project for the cities of Lacey, Olympia, Tumwater, and Yelm, including:

- What past housing policies resulted in resident displacement?
- What types of current housing policies create the risk of resident displacement?
- What groups and communities are at the greatest risk of housing displacement?

What past housing policies resulted in resident displacement?

- 1. Property owners have significantly more protection under the law than renters do.** The de facto imbalance of power between landlords and tenants creates situations where the wellbeing of renters becomes secondary to financial profit with little to no regulation. For example, the Housing Choice Voucher Program provides choices to renters beyond government housing projects, however the lack of protection under anti-discriminatory law makes it difficult for renters to find landlords who accept vouchers, opening the door for residential self-segregation by socio-economic class (Besbris et al. 2024, 210).
- 2. Even when protections for renters exist, a lack of information can be exploited by property managers to coerce renters to act against their own interests.** The housing-specific COVID-19 programs are a prime example of protections put in place that many renters didn't realize they were eligible for (Besbris et al. 2024, 212).
- 3. Policies to improve housing stability in the US most often exacerbate housing insecurity for renters.** That is because US housing policy has a legacy of protecting, preferring, and subsidizing for homeownership and homeowners. Little is done for rent-burdened renters to alleviate displacement risk other than advocating for them to buy homes, a distant possibility for most (DeLuca, Stefanie, and Eva Rosen 2022, 345).
- 4. Driven by macro-level increases in income inequality, neighborhoods are becoming more segregated by income.** Contrastingly, racial integration is increasing, especially in U.S. cities (Chapple et al. 2017, 10).
- 5. The definition of displacement is not universal.** Caused by investment or divestment, displacement takes many forms - direct, indirect, physical, economic, or exclusionary (Chapple et al. 2017, 27).

6. **The conversion of public housing projects into mixed-income communities drives housing displacement for low-income households.** Despite the opportunity intentionally designed into mixed-income, multifamily public housing projects, only one-fifth of original project residents return to experience those benefits (Lee and Evans 2020, 6).
7. **Market corrections and global events do little to overcome the effects of racism and socio-economic discrimination on housing displacement.** While major events such as Covid-19 may create housing uncertainty across all demographics and identities, low-income people of color remain the most likely to experience housing displacement (Lee and Evans 2020, 18).
8. **Quantitative efforts to measure displacement underrepresent the plight of disadvantaged populations by not considering lived experience.** To counter this, displacement studies must include user generated, geographically tracked content to truly understand the state of gentrification risk in a community (Chapple and Zuk 2016, 115).

What types of current housing policies create the risk of resident displacement?

1. Government aid delivery is notoriously slow but critical when trying to implement policies designed to reduce housing displacement. **Nesting housing aid into existing, successful, and well-known programs creates a waterfall effect by increasing household disposable income** and thereby decreasing the percentage of total income a household spends on housing (Besbris et al. 2024, 212).
2. **Governments should take a holistic and comprehensive approach to mapping the overlap of government aid programs in their communities.** Only 1 in 4 households eligible for rental assistance actually receives it. There are opportunities to “nest” housing-specific policies within existing and more consistent government programs to boost successful delivery (Besbris et al. 2024, 208).
3. **Housing relief is most expediently and directly delivered via a landlord or property manager.** Government aid can oftentimes fail to provide timely relief for even those who qualify for assistance (Besbris et al. 2024, 217).
4. **To reduce housing displacement risk, governments should focus on increasing household financial stability and reducing socioeconomic inequities within Suburban communities.** Today, most low-income Americans live in the inner suburbs, where evictions are increasing faster than in urban areas. (Rutan et al. 2023, 164)
5. **To fight a growing trend of suburban corporate landlord conglomerates, governments should work to support, subsidize, and grow the amount of local small businesses that provide rental housing while incentivizing them to pass on savings to renters.** Local property owners are more likely to provide support and relief to renters in financial distress, while corporate landlords are more likely to immediately resort to eviction. (Rutan et al. 2023, 166)
6. **Code enforcement and condemnation can be a policy-driven displacement factor without a comprehensive plan to support displaced tenants.** Low-income households may reside in substandard conditions, and in cases where a property owner is unable or refuses to make improvements, tenants may be forced to vacate (Lee and Evans 2020, 3).

7. **Policies restricting housing development contribute to displacement risk.** Increasing housing supply makes housing more affordable, and housing affordability is directly correlated to an individual's housing cost burden, an indicator of displacement risk (Been, Gould Ellen, and O'Regan 2019, 4).
8. **New housing is required to achieve the displacement risk reduction benefits of housing stock filtering.** When new housing is built and priced higher, older housing is pushed down into a lower price range, creating additional housing availability for lower-income households. This concept is at odds with the commonly accepted drivers of gentrification and neighborhood change (Been, Gould Ellen, and O'Regan 2019, 6).

What groups and communities are at the greatest risk of housing displacement?

1. **Suburban poverty is ripe for displacement.** With less public transit, poorer households must spend more money to get around. They have limited access to non-profit services typically concentrated in cities, and confront a municipal infrastructure less suited to deliver holistic social services support (Rutan et al. 2023, 166).
2. **Residential mobility amongst the poor is variable, unplanned, and typically involuntary.** Eviction filings doubled between 2000 and 2016 (DeLuca, Stefanie, and Eva Rosen 2022, 348).
3. **Households in mobile homes are over twice as likely to live in poverty.** Half of all mobile homes in the US are in urban areas. There are 1.7 million mobile home renter households and 5.3 million mobile homeowners in the US (DeLuca, Stefanie, and Eva Rosen 2022, 348).
4. **Mobile home closures should be treated as mass evictions, which are primary indicators of displacement risk.** Those who own their trailers but don't have the means to move them to another location face an additional loss, leading to not only displacement but also the loss of a valuable household asset (Lee and Evans 2020, 6).
5. **Older people, African Americans, and Latinos are overrepresented across most types of displacement** (Lee and Evans 2020, 9).
6. **Households with children are at an increased risk of displacement.** A Milwaukee study found that renters with two children have an 11.7% chance of being evicted and a 9.5% chance with one child (Desmond and Gershenson 2017, 8).
7. **Renters who experience job loss are more likely to be evicted.** A Milwaukee study found that renters who lost their jobs were twice as likely to be evicted (Desmond and Gershenson 2017, 8).
8. **Community character change, or gentrification, is not necessarily an indicator of displacement.** A Milwaukee study found no significant difference in eviction risk between those living in racially or economically transitioning neighborhoods and those who live in homogenous communities (Desmond and Gershenson 2017, 9).
9. **Having a more affluent support system is not necessarily a buffer to experiencing housing displacement, but decreasing poverty shocks amongst those in your social networks will decrease displacement risk.** A Milwaukee study found that while renters in social networks with others experiencing poverty shocks are more likely to experience

eviction, having a more affluent social network did not decrease a renter's risk of eviction (Desmond and Gershenson 2017, 8).

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Existing Comprehensive Plan Policy Evaluation Framework

For the cities of Olympia, Lacey, Tumwater, and Yelm

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Evaluation Method

With the passage of [HB 1220 in 2021](#), jurisdictions are required to make adequate provisions for housing for all economic segments of the community. This includes identifying “*local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.*”

The following evaluation table assesses the existing Comprehensive Plan’s goals and policies for impacts for racially disparate impacts, including displacement and exclusion, in the Housing Element and residential goals and policies in the Land Use Element. The evaluation used the following criteria in evaluating each goal and policy, consistent with the Department of Commerce’s Racially Disparate Impacts guidance:

- **Supportive:** The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.
- **Approaching:** The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement, and exclusion in housing.
- **Challenging:** The policy may challenge the jurisdiction’s ability to meet the identified housing needs. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and burdens imposed by the policy.
- **Not Applicable (NA):** The policy does not impact the jurisdiction’s ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement, or exclusion.

All Goals and policies in the Housing Element were included in this evaluation. For the Land Use Element, only residential-use related policies were evaluated.

Olympia

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Land Use Element			
PL6.1	Establish and periodically update a design review process and design criteria consistent with the goals and policies in the Comprehensive Plan for: • Commercial and mixed use development adjacent to freeways and public streets • Other highly-visible, non-residential development, such as the Port of Olympia, campus developments, and master planned developments • Multifamily residential development and manufactured housing parks • Detached homes on smaller lots (less than 5,000 square feet) and in older neighborhoods (pre-1940) • Properties listed on a Historic Register or located within a designated historic district	Approaching	The policy could address that the design review process should be reviewed and updated to ensure a streamlined review process and sufficient housing production to meet capacity goals.
PL6.4	Require multi-family housing to incorporate architectural forms and features common to nearby housing; to include porches, balconies, bay windows and similar details; to have entries oriented to streets or a courtyard, and include accessible open space; and to be reduced in size near lower density residential districts.	Challenging	Additional restrictions on multi-family housing types can result in less affordable rents. While design standards are not necessarily negative—they can ensure liveable spaces—this policy should be updated to balance both design and affordability goals, allowing flexibility to

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
			ensure housing production and choices.
PL8.4	Avoid height bonuses and incentives that interfere with landmark views.	Challenging	Limiting density for aesthetic reasons can result in lower housing capacity. However, this may be an acceptable compromise as long as the housing and affordability considerations are planned for elsewhere. To avoid subjective views being used as a tool for limiting housing development, this policy should be updated to specify or map viewsheds are most important to preserve through code provisions.
PL11.2	Provide incentives for housing in commercial districts near transit stops.	Approaching	Providing housing near jobs can be helpful in preventing displacement while reducing overall community impacts such as traffic. The incentives could be expanded to consider affordability as well.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
GL14	Olympia's neighborhoods provide housing choices that fit the diversity of local income levels and lifestyles. They are shaped by thorough public planning processes that involve community members, neighborhoods, and city officials.	Approaching	While this policy does address housing for the different income levels, it should be expanded to clearly call-out low income groups and prioritize housing for historically marginalized groups.
PL14.2	Concentrate housing into three high-density Neighborhoods: Downtown Olympia, Pacific/Martin/Lilly Triangle; and the area surrounding Capital Mall. Commercial uses directly serve high-density neighborhoods and allow people to meet their daily needs without traveling outside their neighborhood. High-density neighborhoods are highly walkable. At least one-quarter of the forecasted growth is planned for downtown Olympia.	Approaching	While this policy does address the city's housing needs and demands, it does not address reducing displacement and affordability pressures.
PL14.3	Preserve and enhance the character of existing Low-density Neighborhoods. Disallow medium or high-density development in existing Low-density Neighborhood areas except for Neighborhood Centers.	Challenging	Language that aims to preserve low-density, single-family neighborhood "character" can often be used as a proxy for prohibiting more diverse housing choices. Instead of "character," this policy could consider height and building form while allowing more flexibility for similar, yet more affordable, housing types such as middle housing.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
PL14.4	In low-density Neighborhoods, allow medium-density Neighborhood Centers that include civic and commercial uses that serve the neighborhood. Neighborhood centers emerge from a neighborhood public process.	Approaching / Supporting	Depending on how inclusive the Neighborhood Center identification and engagement process is, this policy would support anti-displacement through placemaking and housing, or it may cause further displacement.
Housing Element			
GL16	The range of housing types and densities are consistent with the community's changing population needs and preferences.	Approaching	While the policy acknowledges different community and population needs, it could be improved by incorporating affordability and anti-displacement language.
PL16.2	Adopt zoning that allows a wide variety of compatible housing types and densities.	Approaching	The policy intends to allow a variety of housing types. However, "compatible" is vague and can be leveraged to maintain high-cost, low-density housing types, unattainable to those from lower incomes or historically marginalized communities.
PL16.3	Allow 'clustering' of housing compatible with the adjacent neighborhood to preserve and protect environmentally sensitive areas.	Approaching	This goal would allow parcels that would be undevelopable under strict application of the zoning code to be developable. However, "compatibility" could be further defined to ensure the building types used are not exclusionary.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
PL16.4	Disperse low and moderate-income and special needs housing throughout the urban area.	Approaching	While this policy seeks to ensure lower income households are not isolated to certain parts of the city, it could be enhanced to go further by allowing and fostering capacity rather than focusing on dispersion.
PL16.5	Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.	Supportive	This policy supports housing growth and affordability.
PL16.6	Promote home ownership, including by allowing manufactured homes on individual lots, promoting preservation of manufactured home parks and allowing these parks in multi-family and commercial areas, all subject to design standards ensuring compatibility with surrounding housing and land uses.	Approaching	This policy could be improved by better defining compatibility. Consider identifying whether compatibility is driven by architectural massing or design styles.
PL16.7	Allow single-family housing on small lots, but prohibit reduced setbacks abutting conventional lots.	Approaching	Allowing smaller homes on smaller lots reduces land costs. "Conventional lots" is unclear however.
PL16.8	Encourage and provide incentives for residences above businesses.	Supportive	Incentivizing residences over businesses creates flexibility and a variety of units.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
PL16.9	In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home -- all subject to siting, design and parking requirements that contribute to neighborhood character.	Approaching	While allowing cottages and townhouses supports housing and affordability goals, “neighborhood character” is vague and could be tied to exclusionary housing practices.
PL16.10	Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.	Challenging	Requiring additional standards for multi-family housing types ultimately hinders affordability.
PL16.11	Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center, and that they be designed for compatibility with adjacent lower density housing; and be 'stepped' to conform with topography.	Approaching	Requiring multi-family housing to be located near transit or neighborhood centers increases their accessibility, but this policy could be expanded to include multi-family housing throughout the city to increase the number of housing units. This policy could also be improved by better defining compatibility.
PL16.12	Require a mix of single-family and multi-family structures in villages, mixed residential density districts, and apartment projects when these exceed five acres; and use a variety of housing types and setbacks to transition to adjacent low-density areas.	Approaching	Requiring a mix of single- and multi-family housing types could support housing growth and affordability, but it does not address reducing displacement and affordability pressures. This policy could be better improved by specifying the “mix” of housing.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
PL16.13	Encourage adapting non-residential buildings for housing.	Supportive	Adapting non-residential buildings for housing supports housing growth and affordability.
PL16.14	Provide annual information on affordable homeownership and rentals in the City, including the operative definitions of affordable housing, criteria to qualify for local, state, and federal housing assistance, data on current levels of market-rate and affordable housing, demand for market-rate and affordable housing, and progress toward meeting market-rate and affordable housing goals.	Supportive	Reviewing affordability and funding opportunities to increase housing annually is supportive of housing growth and affordability.
Downtown and other Neighborhoods - Neighborhoods			
GL20	Development maintains and improves neighborhood character and livability.	Approaching	This policy could be improved by specifying what “neighborhood character” means, as the term is vague and could be tied to exclusionary housing practices.
PL20.1	Require development in neighborhoods to be of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.	Challenging	This policy could be improved by specifying “character”, which is vague and could be tied to exclusionary housing practices. This policy does not directly address housing affordability or supply. Requiring additional standards could ultimately hinder affordability.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
20.2	Unless necessary for historic preservation, prohibit conversion of housing in residential areas to commercial use; instead, support redevelopment and rehabilitation of older neighborhoods to bolster stability and allow home occupations (except convalescent care) that do not degrade neighborhood appearance or livability, nor create traffic, noise or pollution problems.	Approaching	This policy preserves housing in residential areas, but it could increase displacement risk as it does not address protecting residents from potential displacement or racially disparate impacts that may result from the redevelopment and rehabilitation of older neighborhoods.
20.3	Allow elder care homes and seniors-only housing and encourage child care services everywhere except industrial areas; but limit hospice care to multi-family and commercial districts.	Approaching	This policy addresses housing supply and affordability by allowing housing for the elderly. It could be more equitably applied to residential zones, rather than only being allowed in multi-family and commercial districts.
PL20.4	Support development and public improvements consistent with healthy and active lifestyles.	Supportive	This policy could be improved by prioritizing investment in neighborhoods that have historically experienced a lack of investment.
PL20.5	Prevent physical barriers from isolating and separating new developments from existing neighborhoods.	Supportive	This policy supports housing growth, affordability, and the integration of new developments.

Lacey

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Planning Areas - Central			
Goal 2	Maintain quality and function of existing residential areas in the Central Planning Area.	Approaching	This policy could be improved by specifying what “quality and function” means, as the terms are vague and could be tied to exclusionary housing practices, and by addressing how this policy would prevent exclusion, disproportionate impacts, or displacement.
Policy A	Acknowledge historical character and value of the Lacey Historic Neighborhood as a unique housing resource. Continue to require special development standards for Lacey Historic Neighborhood that recognize and preserve historical values and neighborhood character while allowing reasonable infill and development.	Approaching	This policy allows for infill and housing development in the Historic Neighborhood, but could be improved by defining what “reasonable” infill and development means, as well as “neighborhood character”, as the term is vague and could be tied to exclusionary housing practices.
Policy B	Acknowledge character and value of older residential neighborhoods adjacent to the Central Business District as an affordable housing resource.	Supportive	This policy addresses housing supply and affordability, but should better define “character”.
Policy C	Develop and implement a subarea plan for the Golf Club Road neighborhood.	Approaching	This policy could be improved by focusing on housing affordability and avoiding disproportionate impacts to vulnerable communities.
Goal 3	Provide opportunities for infill in the Central Planning Area.	Supportive	This policy is supportive of housing growth and affordability, but could be strengthened to consider

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
			potential racially disparate impacts.
Policy A	Maintain the liberal policy on accessory residential units while maintaining quality and character of neighborhood through performance standards and design review.	Approaching	While allowing ADUs supports housing growth and affordability, “character” should be better defined as the term is vague and could be tied to exclusionary housing practices.
Policy B	Provide opportunities for duplexes, triplexes and quadraplexes to locate in lower density neighborhoods as infill mechanisms which enhance neighborhood character by requiring exceptional and rigorous design requirements.	Approaching	While allowing duplexes, triplexes, and quadraplexes supports housing growth and affordability, “character” should be better defined as the term is vague and could be tied to exclusionary housing practices. “Exceptional and rigorous design requirements” can be leveraged to maintain high-cost housing types, unattainable to those from lower incomes or historically marginalized communities.
Policy C	Provide opportunities for single-family cluster housing on smaller lot sizes than the under- lying zone with exceptional and rigorous design requirements to maintain quality and character of neighborhood areas.	Approaching	While allowing cluster housing on smaller lots may reduce land costs and support housing affordability, “character” should be better defined as the term is vague and could be tied to exclusionary housing practices. Requiring “rigorous design requirements” could ultimately hinder affordability.
Planning Areas – Horizons Planning Area			

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Goal 1	Continue to encourage the development of a range of residential types, providing opportunity for high density residential development along arterials with transitions to existing low density residential development.	Approaching	This policy is supportive of housing growth and affordability, but could be strengthened to expand high density housing throughout the city and to consider affordability as well.
Policy A	Undeveloped property along College, Yelm, Ruddell, and Rainier Road should be zoned for moderate or high density residential development.	Approaching	This policy is supportive of housing growth, but could be strengthened to consider potential racially disparate impacts.
Policy B	Support infill development in higher density areas primarily around existing neighborhood centers, recognized nodes, and urban corridor areas.	Supportive	Providing housing near jobs and neighborhood centers can be helpful in preventing displacement while reducing overall community impacts such as traffic. The policy could be expanded to consider affordability as well.
Policy C	Encourage a full range of higher density residential uses, including single-family zero lot line developments, townhouse units, mixed residential use, planned residential developments and multifamily apartments.	Supportive	This policy is supportive of housing growth.
Policy D	Pay careful attention to blend different land use types to minimize potential land use conflicts while maintaining walkability as a priority.	NA	
Planning Areas – Lakes Planning Area			
Goal 3	Maintain existing moderate and high density housing opportunities along major arterials with convenient access to transit where no impact to environmentally sensitive areas will occur.	Approaching	Providing housing near transit can be helpful in reducing overall community impacts such as traffic. The incentives could be expanded to consider affordability and anti-displacement as well.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy A	Maintain areas for medium density development opportunities along Ruddell Road.	Approaching	This policy is supportive of housing growth, but could be expanded to allow high density housing or address anti-displacement in this area.
Planning Areas – Pleasant Glade Planning Area			
Goal 2	Provide opportunities for moderate and high density housing along major arterials with convenient access to potential transit, designating “urban reserve areas”, and annexing areas for public use where appropriate.	Approaching	Providing housing near transit can be helpful in reducing overall community impacts such as traffic. The incentives could be expanded to consider affordability and anti-displacement as well.
Policy A	Maintain existing areas for moderate and high density development opportunities along arterials of Sleater Kinney and 15th Avenue, contingent on provisions for public sewer.	Supportive	This policy is supportive of housing growth, but could be expanded to address anti-displacement in this area.
Policy B	Study and analyze designating the northwest portion of the planning area as an “urban reserve area” or “urban holding area” until sewer service can be extended.	Supportive	This policy is supportive of housing growth that is supported by adequate public facilities and infrastructure.
Policy C	Consider the annexation of the Greg J. Cuoio Community Park property for the future completion for public access.	NA	
Planning Areas – Seasons Planning Area			
Goal 3	Over the long term, encourage development of a range of residential types, with emphasis on providing additional moderate and high density opportunities.	Approaching	This policy addresses the city’s housing needs and growth, but does not address affordability.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy A	Maintain areas along Marvin Road for moderate density development as sewer becomes available. Review areas along Mullen, Yelm Highway, and 58th for moderate density development as sewer becomes available. Moderate and High Density zones should be planned to provide transitions to existing low density residential development.	Approaching	This policy supports housing growth but could be strengthened by considering impacts on vulnerable populations and racially disparate impacts.
Policy B	Encourage a full range of residential uses when adequate facilities and services are available to serve them.	Approaching	This policy supports housing growth but could be strengthened by considering impacts on vulnerable populations and racially disparate impacts.
Policy C	Pay careful attention to creating effective transitions between new developments of moderate density and existing low density development.	Challenging	Requiring additional standards for multi-family housing types may ultimately hinder housing affordability.
Housing Element			
Goal 1	Have a sufficient number of single-family dwelling units, multifamily units, and group and special need housing to provide a selection of rental and home ownership affordable housing opportunities for all persons.	Supportive	This policy is supportive of providing housing for all needs, housing growth, and affordability.
Policy A	Provide opportunities for development of all housing types to accommodate future needs for each type of housing.	Supportive / Approaching	While supportive, this policy will need to be updated to meet HB 1220 guidance on specific household income brackets. However, providing housing across all income segments reduces displacement risk and enables housing opportunities to all, regardless of income.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy B	Monitor the market and available land in the urban growth boundary to provide sufficient area zoned to meet the demand for various types of housing.	Supportive	This policy is supportive of providing housing for all needs, housing growth, and affordability.
Policy C	Encourage a wide variety of housing from low to high income in range to allow placement and mobility within the housing market.	Supportive	This policy is supportive of providing housing for all needs. It could be improved by prioritizing the provision of housing for low-moderate incomes and considering potential displacement impacts. This policy will need to be updated to meet HB 1220 guidance on specific household income brackets.
Policy D	Promote preservation and improvement of existing single-family and multifamily units.	Approaching	This policy supports housing growth by preserving existing housing stock. It could be improved by considering anti-displacement.
Policy E	Support neighborhood revitalization through available grants from the State, Federal and local levels to maintain and improve infrastructure.	Approaching	This policy supports housing growth by pursuing grant funding, but could be strengthened by prioritizing affordable housing or improving infrastructure in vulnerable neighborhoods. "Neighborhood revitalization" could be better defined, as it could lead to the displacement of historically marginalized populations.
Policy F	Support policies and programs to address the unique housing needs of the military population, including active duty, reserves, dependents and contractors.	Supportive	This policy is supportive of providing housing for all needs. It could be improved by addressing potential displacement impacts.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Goal 2	Achieve a balanced community with each planning area accommodating a fair share of housing needs for all persons.	Supportive	This policy is supportive of providing housing for all needs, housing growth, and affordability. It could be improved by addressing potential disproportionate impacts.
Policy A	Consider requirements and incentives designed to result in a balanced, increased supply of affordable housing in all parts of the City for very low, low and moderate income households.	Supportive	While supportive, this policy should be updated to take special attention to HB 1220. The policy could be improved by paying special attention to the lowest incomes, 0-30% Area Median Income, when it comes to housing capacity.
Policy B	Consider programs that include mandatory requirements for new developments targeting individual planning areas until housing goals for target groups are achieved.	Approaching	This policy supports housing growth by pursuing grant funding, but could be strengthened by specifying anti-displacement goals and prioritizing vulnerable populations or those with special housing needs.
Goal 3	Work with regional agencies and bodies to implement affordable housing techniques consistently and on a regional scale.	Supportive	This policy is supportive of housing growth and affordability.
Policy A	A myriad of affordable housing strategies should be implemented by all surrounding jurisdictions in Thurston County to meet housing needs on a regional scale for very low, low and moderate income households.	Supportive	This policy is supportive of housing growth and affordability.
Policy B	Public and nonprofit agencies, such as the Housing Authority with expertise in housing practices and special needs, should be a major partner in inclusionary programs.	Supportive	This policy is supportive of housing growth and affordability.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy C	The Housing Authority, or other agencies, should take a lead role where its expertise and function lend itself to best accomplish program objectives. Lead responsibility might include such tasks as qualifying households by income bracket, monitoring target objectives, administration of an affordable housing trust, taking ownership of dedicated lots and units, contracting for the development of units, monitoring the sale and resale controls of designated public units, and other related tasks.	Supportive	This policy is supportive of housing growth and affordability.
Goal 4	Achieve housing that is compatible and harmonious with existing neighborhood character while allowing infill and providing for environmental sensitivity.	Approaching	Language that aims to preserve low-density, single-family neighborhood “character” can often be used as a proxy for prohibiting more diverse housing choices. Instead of “character,” this policy could consider height and building form while allowing more flexibility for similar, yet more affordable, housing types such as middle housing.
Policy A	When designating areas for infill and zoning classifications, consider and place emphasis on the composition of the neighborhood, housing need, available infrastructure, principles of walkability and healthy communities.	Approaching	This policy is supportive of housing growth, but could be strengthened to address reducing displacement and affordability pressures.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy B	When implementing infill projects in designated areas, require design of infill projects that: • Meet the housing needs of the planning area considering variety and choice. • Integrate successfully into the existing residential environment considering form based concepts and healthy community objectives. • Provide a form, look and feel and social functionality that will add to the character, desirability and value of the surrounding neighborhood.	Approaching	This policy is supportive of housing growth, but could be strengthened to address reducing displacement and affordability pressures. Language that aims to preserve low-density, single-family neighborhood “character” can often be used as a proxy for prohibiting more diverse housing choices.
Policy C	Continue to utilize design review guidelines for all residential developments.	Approaching	The policy intends to ensure new development is integrated with the rest of the city, but additional design requirements could ultimately hinder the development of affordable housing.
Goal 5	Provide a variety of housing opportunities for those with special needs.	Supportive	This policy supports housing growth and could be strengthened to address affordability.
Policy A	Provide opportunities for development of various types of group housing.	Supportive	This policy supports housing growth and could be strengthened to address affordability.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy B	Ensure a full range of housing and facilities for the accommodation of persons with special needs exist within each planning area, with consideration for promotion of housing in those planning areas providing the most services for such individuals.	Supportive	This policy supports housing growth and could be strengthened to address affordability.
Policy C	Design group homes and facilities for special populations so that they are integrated, compatible, and harmonious with surrounding land uses.	Approaching	The policy intends to allow housing for a variety of needs. However, “compatible” is vague and can be leveraged to maintain high-cost, low-density housing types, unattainable to those from lower incomes or historically marginalized communities.
Policy D	Enforce all requirements of the International Building Code that addresses the Americans with Disabilities Act and the Fair Housing amendments.	Approaching	This policy supports housing for all needs. It could be strengthened by addressing housing affordability.
Goal 6	Work cooperatively with local jurisdictions, nonprofits and religious organizations to reduce homelessness and find ways for providing emergency and transitional shelter to serve the identified needs of this population.	Supportive	This policy addresses housing exclusion for individuals experiencing homelessness.
Policy A	Based upon identified need, provision of facilities and services should be addressed by all local jurisdictions with fair share commitment reflected in local budgets.	Approaching	This policy supports services for all needs, but does not directly address ways to increase housing supply or affordability, or to mitigate racially disparate impacts.
Policy B	Provide the opportunity to accommodate innovative strategies that will include emergency and	Supportive	This policy addresses housing exclusion for individuals experiencing homelessness.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
	transitional housing for the homeless population.		
Policy C	Ensure location and use of emergency and transitional housing considers, and is successfully integrated into, the surrounding neighborhood without impact to other land use activities.	Approaching	This policy addresses the provision of housing for individuals experiencing homelessness, but could better specify what it means to be integrated into the surrounding neighborhood without impact to other land use activities. Requiring additional standards for transitional and emergency housing types may ultimately hinder their development and affordability.
Policy D	Maintain and expand linkages with the business, religious and nonprofit communities as partners in ending homelessness.	Approaching	This policy addresses provisions for individuals experiencing homelessness, but could be more specific in outlining what the city's role may be.
Policy E	An emphasis in City policy will be to reflect the Continuum of Care approach, which emphasizes supporting self-sufficiency and transitional housing programs rather than stop gap measures which fail to break the cycle of homelessness.	Approaching	This policy addresses housing exclusion for individuals experiencing homelessness. It could be improved by addressing housing affordability for those who are transitioning out of homelessness.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy F	The City supports an increased role in meeting the problems of homelessness from the private sector through funds, in-kind, and volunteer support and will evaluate its funding decisions partially on the basis of other funding sources. The City will use its resources to leverage support for homeless services from the state and federal government and other funding sources.	Approaching	This policy addresses housing exclusion for individuals experiencing homelessness. It could be improved by better, more inclusive language, and the city could consider playing a larger role to supplement the efforts of the private sector.
Policy G	As much as practical, consider the needs of the intended uses and site facilities to provide convenient access to the services the population will require.	Approaching	This policy aims to provide services necessary for various housing needs. It could be improved by prioritizing historically disadvantaged communities or vulnerable populations.
Policy H	Continue to review and monitor participation and experience in programs that support the homeless population, assess effectiveness in meeting the needs of Lacey's homeless individuals, and provide opportunities for programs that can better serve this demographic.	Supportive	This policy addresses strategies to meet the needs of individuals experiencing homelessness. It could be expanded to include housing considerations in addition to the programs mentioned.
Policy I	Particular priority will be provision of services to minors without family resources and families with children. The City will place its highest priority on assisting homeless children and families with children and victims of domestic violence and other special needs groups.	Supportive	This policy addresses a particularly vulnerable subset of individuals experiencing homelessness. It could be expanded to include housing considerations in addition to the services mentioned.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
Policy J	As long as there is a demonstrated need for temporary transitional housing and the tent city program continues to operate in a fashion that is compatible with adjacent land uses, Lacey should consider continued support of the opportunity for local churches to administer to the home- less by hosting a tent city.	Approaching	This policy aims to provide transitional or temporary housing for houseless individuals. It could be improved by removing vague language around “compatibility”, which could hinder the provision of housing for houseless individuals.
Goal 7	Identify and support a central contact to provide a help response for the homeless and citizens at risk of becoming homeless.	Supportive	This policy addresses support for houseless individuals, specifically to prevent homelessness and potentially displacement.
Policy A	Support Lacey’s community partners in improving the community’s response to the needs of the homeless with identification of a referral point of contact for people to find services. This can include a service like the 211 referral line.	Supportive	This policy addresses support for houseless individuals, specifically to prevent homelessness and potential displacement, or to assist those who are experiencing homelessness.
Policy B	Support homeless persons or those at risk of becoming homeless by identifying referrals that can put people in contact with the organizations that provide the services that they need.	Supportive	This policy addresses support for houseless individuals, specifically to prevent homelessness and potentially displacement.
Policy C	Make technical assistance documents available to citizens and jurisdictional staff on the 211 referral line and related social services so more people will be aware of community resources and where individuals can find help. Distribution of information to publicize the 211 services should include internet information, distribution at relevant community meetings, contact phone numbers,	Supportive	This policy addresses support for houseless individuals, specifically to prevent homelessness and potential displacement, or to assist those who are experiencing homelessness.

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
	and informational flyers to community service and religious faith-based organizations.		
Policy D	Continue to take a regional perspective in addressing homelessness in the Thurston County community through support and participation in the Thurston County Home Consortium that provides coordinated planning, activities and evaluations that address homelessness.	Supportive	This policy addresses providing housing and services for individuals experiencing homelessness through increased coordination with other regional jurisdictions.
Policy E	As supported programs formulate future budgets or experience budget growth, promote a sharpened focus on addressing priority issues identified for Lacey's homeless demographic.	Supportive	This policy addresses support for houseless individuals, specifically to prevent homelessness and potentially displacement.
Policy F	As Lacey reviews programs asking for support through the Housing Consortium, support should be prioritized based upon a program reflecting the goals and priorities identified in this Housing Element.	Approaching	This policy could be improved by including equity, racially disparate impacts, and anti-displacement as priorities of the housing element or this policy.
Goal 8	Strive for no net increase in the number of homeless people identified in future homeless census counts by focusing on proactive intervention.	Supportive	This policy addresses support for houseless individuals, specifically to prevent homelessness and potentially displacement.
Policy A	Look for opportunities to strengthen outreach and engagement activities that will facilitate enrollment in treatment and service programs of	Supportive	This policy addresses support for houseless individuals, specifically to

Goal, Policy, or Regulation	Text	Evaluation	Reason / Recommendation
	individuals who are homeless or at risk of becoming homeless.		prevent homelessness and potentially displacement.
Policy B	Promote programs designed to ensure that persons returning to the community from institutional or other sheltered settings (including foster care) do not become homeless.	Supportive	This policy addresses support for houseless individuals, specifically to prevent homelessness and potentially displacement. It could be improved by including efforts to increase housing affordability for these individuals.
Policy C	Encourage the use of effective prevention interventions, ranging from family strengthening and high-risk youth programs to specific discharge planning.	Supportive	This policy addresses disparate impacts and potential displacement through preventative strategies.
Goal 9	Achieve maximum utilization of public buildings for use in the public interest by scheduling secondary uses and activities at times facilities are not being utilized for primary functions.	Approaching	This policy could be improved by specifying what activities are in the public interest, especially in terms of supportive housing services or emergency shelter.
Policy A	Review opportunities for shared use of public facilities where it will not conflict with primary use of the structure and associated activities.	Approaching	This policy could be improved by specifying what activities are in the public interest, especially in terms of supportive housing services or emergency shelter.
Policy B	When designing new public buildings and planning expansions of existing buildings, consider design to serve dual roles in providing a full range of public services, including emergency shelter, meal services, and other services that might be needed.	Supportive	This policy supports housing services and emergency shelter.

Tumwater

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
LU-2.3	Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth.	Supportive	This policy is supportive of housing growth and affordability. It could be expanded to consider anti-displacement.
LU-4.3	Continue to allow manufactured housing on individual lots within the City, as well as within mobile and manufactured home parks, to encourage affordable housing.	Supportive	This policy is supportive of housing growth and affordability.
LU-4.4	Permit implementing regulations to experiment in new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.	Approaching	This policy intends to create development regulations that encourage diverse, affordable, and equitable housing types with high quality amenities. It could be rewritten to improve clarity.
LU-4.5	Encourage higher density residential uses in order to provide affordable housing. These uses should blend with the existing character of the community.	Approaching	The policy intends to allow housing for a variety of needs. However, “character” is vague and can be leveraged to maintain high-cost housing types that are unattainable to those with lower incomes or from historically marginalized communities.

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
LU-4.6	Increase housing types and densities in corridors and centers to meet the needs of a changing population.	Supportive	Increasing housing types and densities is supportive of housing growth, especially in areas with jobs and services.
LU-4.7	Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.	Approaching	The policy intends to allow housing for a variety of needs. However, extensive design guidelines can be leveraged to maintain high-cost housing types that are unattainable to those with lower incomes or from historically marginalized communities.
GOAL LU-9	Identify what conditions should be applied to development in residential areas.	Approaching	The policy intends to ensure new development is integrated with the rest of the city, but additional requirements, especially in terms of design, could ultimately hinder the development of affordable housing.
LU-9.1	Protect residential developments from excessive noise, odors, dirt, glare, and other nuisances emanating from commercial and industrial uses.	NA	
LU-9.2	Allow for multi-family residential development in the zoning code. Consideration should be given to encouraging this type of development near centers of community services.	Approaching	Allowing multi-family developments in the zoning code is supportive of housing growth, especially in areas with jobs and services. It could be improved by prioritizing housing for historically disadvantaged communities or vulnerable populations.

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
LU-9.3	Integrate design features of existing natural systems into the layout and siting of new residential dwelling units. Preserve trees and significant ecological systems, whenever possible and practical.	Approaching	This policy would bring health benefits from additional greenery and shade, but could ultimately hinder the development of affordable housing.
LU-9.4	Permit experimentation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.	Approaching	Flexible standards for diverse housing types would support housing growth, but this policy should include emphasis on providing housing for low income or historically marginalized populations.
LU-9.5	Do not permit private residential gated communities.	Supportive	This policy helps prevent exclusive residential communities.
LU-9.6	Promote nearby access to healthy food for residential developments.	Approaching	This policy does not directly help the city increase housing supply, but helps increase food security for residential developments, but could be expanded to prioritize promoting access to healthy foods in historically marginalized and low-income communities.
Housing Element, Comprehensive Plan			
GOAL H-1	To conserve and improve the existing city housing stock and quality of life of neighborhoods.	Supportive	Preserving existing affordable housing stock can help reduce displacement pressures.
H-1.1	Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.	Supportive	Preserving and improving existing affordable housing stock can help reduce displacement pressures and increase housing supply.

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
H-1.1.1	Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to support Policy H-1.1 in coordination with the City's work with the Regional Housing Council.	Supportive	Preserving existing affordable housing stock can help reduce displacement pressures and increase housing supply. Special care should be taken to ensure vulnerable populations are displaced through rehabilitation of housing.
H-1.2	Encourage a range of housing, economic development, and community revitalization in the city.	Approaching	"Revitalization" of neighborhoods could lead to displacement. This policy should be expanded to include anti-displacement language.
H-1.3	Promote the quality of life of existing communities and implementation of community housing goals through the preparation of comprehensive plans and the development review process.	Approaching	Including affordable housing policies that prioritize anti-displacement, affordability, and equity in the comprehensive plan and development regulations supports housing growth.
H-1.4	Provide assistance to improve community surroundings and infrastructure in residential areas.	Approaching	Improving infrastructure to better serve communities is supportive of housing growth, but "improve community surroundings" is vague and could lead to displacement or disproportionate impacts to historically marginalized communities. This policy should consider displacement impacts.
H-1.5	Encourage and facilitate economic development as an important part of provision of housing by providing jobs.	Approaching	Providing jobs does not provide housing in itself, but increasing employment opportunities near housing

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
GOAL H-2	To provide a sufficient number of single family dwelling units, multi-family dwelling units, manufactured homes, and group housing to provide an affordable selection of housing to each economic segment of the Tumwater population.	Approaching	Providing land for all types of housing is important. However, this goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-2.1	Provide sufficient, suitably zoned land for development of all housing types to accommodate the future needs for each type of housing, including single-family detached dwellings, accessory dwelling units, townhouses, duplexes, triplexes, fourplexes, multi-family dwellings, cottage housing, senior housing, roominghouses, group housing, and manufactured homes in manufactured home parks and on single lots.	Approaching	Providing land for all types of housing is important. However, this goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-2.2	Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.	Approaching	Providing opportunities for diverse housing types and incomes is important. This goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-2.2.1	Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.	Approaching	Providing land for all types of housing is important. However, this goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
GOAL H-3	To provide adequate, affordable housing for residents of all income groups, including sufficient housing affordable to	Supportive	Providing affordable housing advances housing growth. This goal should be updated to consider

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
	low and moderate-income groups.		affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-3.1	Encourage the development of innovative plans, codes, standards, and procedures in order to take advantage of new private and public sector approaches to housing provision.	Approaching	This policy would help the city provide additional housing using innovative methods but could be improved by considering how these innovative plans could increase affordability of housing and prevent displacement.
H-3.1.1	The Zoning Code allows manufactured homes on single-family lots in all residential zones. It is the intent of the Housing Element to promote the designation of a sufficient supply of land for traditional mobile/manufactured home parks and to recognize that modular/manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.	Supportive	Preserving existing affordable housing stock like manufactured homes reduces displacement risk and maintains affordable housing supply.
H-3.1.2	Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.	Approaching	Retrofitting existing affordable housing stock reduces displacement risk and maintains affordable housing supply. However, this is phrased as retrofitting unfit structures for use as transitional or affordable housing, rather than retrofitting <i>existing</i> transitional or affordable housing, which could create disproportionate impacts if only buildings in need of repair are designated for

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
			transitional or affordable housing.
H-3.2	Encourage provision of adequate building sites through appropriate land use planning and zoning codes, infrastructure supply, and overall regulatory climate.	Supportive	Allowing for additional housing with sufficient infrastructure through land use planning and code changes contributes to housing growth.
H-3.3	Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County.	Supportive	Providing affordable housing advances housing growth and affordability. This goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-3.3.1	Monitor land supply, census data, and housing policies to ensure Tumwater accommodates its fair share of housing for low and moderate income groups.	Supportive	Providing sufficient land for housing advances housing growth. This goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-3.3.2	Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.	Supportive	Pursuing opportunities to increase transitional housing for families supports housing for vulnerable communities and could help mitigate displacement. This policy could be expanded to prioritize low income families or those from historically marginalized communities.

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
H-3.3.3	Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.	Supportive	This policy is supportive of housing growth and affordability. It could be expanded to include anti-displacement measures in the “target areas”.
H-3.4	Tumwater should work with the other jurisdictions in Thurston County as part of the Regional Housing Council to share decision making responsibilities related to homelessness and affordable housing in Thurston County to allow for collaboration in expanding affordable housing options and sharing the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County.	Supportive	This policy is supportive of housing affordability and preventing displacement, by expanding collaboration with neighboring jurisdictions to provide affordable housing and resources to support individuals experiencing homelessness.
GOAL H-4	To provide adequate opportunities for housing for all persons regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.	Supportive	Providing opportunities for housing for all needs advances housing growth. This goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-4.1	Support the inclusion of living opportunities for families with children throughout the city.	Supportive	Providing opportunities for housing for families with children advances housing growth. This goal should be updated to prevent displacement of these households.
H-4.2	Support and encourage a variety of housing types and price	Supportive	Providing opportunities for housing for all needs

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
	ranges through appropriate policies and regulations.		advances housing growth. This goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-4.2.1	Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.	Supportive	Setting maximum lot sizes increases the land available for new residential development. This policy could be expanded to reference diverse housing types affordable for all income levels.
H-4.2.2	Encourage homeowner associations to adopt Covenants, Conditions, and Restrictions (CCRs) consistent with this policy.	Approaching	This policy could be strengthened to require homeowner associations to not prevent affordable or diverse housing types or require strict design requirements that may hinder affordability.
GOAL H-5	To supply sufficient, safe, suitable housing sites and housing supply to meet projected future housing needs for Tumwater over the next 20 years.	Supportive	This goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220, and to prevent potential displacement of existing residents.
H-5.1	Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction.	Approaching	Providing land for all types of housing is important. However, this goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-5.1.1	Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)	Approaching	Providing land for all types of housing is important. However, this goal should be updated to consider

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
			affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-5.1.2	Continue joint planning with Thurston County to plan for future growth in Tumwater.	Supportive	Taking a regional approach to affordable housing goals is important given cross-jurisdiction impacts of displacement pressures.
H-5.2	Lands not suitable for development due to site constraints such as wetlands, steep slopes, geologically hazardous areas, etc., should be identified and considered when determining sufficient land for new housing in accordance with Tumwater's Conservation Plan.	Supportive	This policy would allow the city to have an accurate determination of land available for new housing.
H-5.3	Encourage construction practices, which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.	NA	
GOAL H-6	To promote a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.	Supportive	Increasing diverse housing types is supportive of housing growth, especially in areas with jobs and services.
H-6.1	Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.	Challenging	This policy is at a high risk of having a disproportionate impact on lower income and historically marginalized communities, resulting in greater displacement.
H-6.2	Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types.	Approaching	Providing land for all types of housing is important. However, this goal should be updated to consider affordability concerns and housing by income bracket

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
			to meet the requirements of HB 1220.
H-6.2.1	Continue to monitor the available land supply, census data, and City policies to ensure a diverse mix of land for residential housing stock.	Supportive	Providing land for a mix of housing advances housing growth. This goal should be updated to consider displacement and affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-6.2.2	Continue to implement innovative design techniques, such as zero lot line developments, architectural design standards, alley houses, and attached single-family housing. Zero lot line developments are residential real estate in which the structure comes up to or very near to the edge of the property. Zero-lot-line houses are built very close to the property line in order to create more usable space.	Supportive	This policy is supportive of housing growth. Ensuring clear and predictable standards for housing and building codes supports housing production goals. Strict design requirements can be leveraged to maintain high-cost housing types, unattainable to those from lower incomes or historically marginalized communities.
H-6.3	Support increasing housing opportunities along urban corridors and centers.	Supportive	Increasing housing supply is supportive of housing growth, especially in areas with jobs and services.
H-6.4	Encourage provision of affordable housing near public transit routes to promote efficient transportation networks.	Approaching	Ensuring that neighborhoods encourage active transportation is important for inclusive communities. However, this goal could be edited to pay special attention to underserved neighborhoods.
H-6.4.1	Continue to involve Intercity Transit in Tumwater's development review process.	NA	

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
H-6.5	Tumwater will maintain current Building Code standards and will use the most up to date future Code editions.	Supportive	Ensuring clear and predictable standards for housing and building codes supports housing production goals.
H-6.6	Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.	Supportive	Ensuring clear and predictable standards for housing and building codes supports housing production goals.
GOAL H-7	To ensure that housing is compatible in quality, design, and density with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas.	Approaching	“Compatible” as it relates to design is vague and can be leveraged to maintain high-cost, low-density housing types, unattainable to those from lower incomes or historically marginalized communities.
H-7.1	Support the stability of established residential neighborhoods through appropriate plans and codes.	Approaching	This policy may help prevent residential displacement, but may also provide a barrier to increasing housing diversity and affordability in existing neighborhoods.
H-7.1.1	Continue to implement design standards for multi-family and attached single-family dwellings in order to ensure compatibility with existing neighborhoods.	Approaching	The policy intends to allow a variety of housing types. However, “compatible” is vague and can be leveraged to maintain high-cost, low-density housing types, unattainable to those from lower incomes or historically marginalized communities.
H-7.2	Assure housing will be well maintained and safe.	Supportive	Ensuring housing is well-maintained and safe is supportive of housing goals, but should prioritize low

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
			income or other historically marginalized communities.
H-7.3	Enhance the appearance of and maintain public spaces in residential areas.	NA	
H-7.4	Promote community involvement to achieve neighborhood improvement.	Approaching	This policy could be strengthened to ensure the concerns of historically marginalized communities are prioritized.
GOAL H-8	To support healthy residential neighborhoods which continue to reflect a high degree of pride in ownership or residency.	Approaching	This policy could be strengthened by addressing affordability and to prevent displacement of existing residents.
H-8.1	Support the stability of established residential neighborhoods.	Approaching	This policy may help prevent residential displacement, but may also provide a barrier to increasing housing diversity and affordability in existing neighborhoods.
H-8.2	Assure housing will be well maintained and safe.	Supportive	Ensuring housing is well-maintained and safe is supportive of housing goals, but should prioritize low income or other historically marginalized communities.
H-8.2.1	Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.	Challenging	This policy is at a high risk of having a disproportionate impact on lower income and historically marginalized communities, resulting in greater displacement.
H-8.3	Enhance the appearance of and maintain public spaces in residential areas.	NA	
H-8.4	Promote community involvement to achieve neighborhood improvement.	Approaching	This policy could be strengthened to ensure the concerns of historically marginalized communities are prioritized.

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
H-8.4.1	Encourage neighborhood meetings to discuss community issues as situations and concerns arise.	Approaching	This policy could be strengthened to ensure the concerns of historically marginalized communities are prioritized.
H-8.5	Encourage home ownership for Tumwater residents.	Approaching	Encouraging homeownership helps mitigate displacement, but should prioritize opportunities for low and middle incomes.
GOAL H-9	To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.	Supportive	This policy is supportive of providing housing for all needs, housing growth, and affordability. It could be improved by preventing the potential displacement of those with special housing needs.
H-9.1	Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.	Supportive	This policy is supportive of providing housing for all needs throughout the city. It could be improved by preventing the potential displacement of those with special housing needs.
H-9.2	Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.	Supportive	This policy addresses support for housing for individuals experiencing homelessness, and could help mitigate displacement.
H-9.3	Support and plan for assisted housing opportunities using federal, state, or local aid.	Supportive	This policy addresses pursuing funding to support assisted housing opportunities which could mitigate displacement and increase the amount of affordable housing in the city.

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
H-9.4	Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.	Supportive	This policy addresses services to support populations with special needs to help mitigate displacement.
H-9.5	Encourage alternative housing strategies for homeless youth, which may include Host Homes.	Supportive	This policy addresses the provision of housing for homeless youth.
GOAL H-10	To provide housing that is compatible and harmonious with existing neighborhood character through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.	Approaching	The policy intends to allow a variety of housing types. However, "neighborhood character" is vague and can be leveraged to maintain high-cost, low-density housing types, unattainable to those from lower incomes or historically marginalized communities.
H-10.1	Encourage innovation and variety in housing design and development. Tumwater will support efforts to build housing with unique individual character, which avoids monotonous neighborhood appearance.	Approaching	Encouraging diverse and innovative design could ultimately hinder housing affordability or supply by requiring additional, subjective design standards.
H-10.2	Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping, and neighborhood compatibility.	Approaching	Design standards intend to integrate new housing developments with existing ones, but can be leveraged to maintain high-cost housing types, which are unattainable to those from lower incomes or historically marginalized communities.
H-10.2.1	Continue to implement multi-family housing design standards.	Approaching	Design standards intend to integrate new housing developments with existing ones, but can be leveraged to maintain high-cost

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
			housing types, which are unattainable to those from lower incomes or historically marginalized communities.
GOAL H-11	To provide housing to accommodate Tumwater's housing needs in the urban growth area and make the most efficient use of infrastructure and services.	Supportive	This policy supports housing growth by ensuring there are adequate services and infrastructure.
H-11.1	Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	Supportive	This policy supports housing growth by ensuring there are adequate services and infrastructure. It should also prioritize affordability.
H-11.2	Reference utility plans and the impact of housing decisions on capital improvements planning.	Supportive	This policy supports housing growth by ensuring there are adequate services and infrastructure. It should also prioritize equity in the provision of services.
H-11.3	Encourage the construction of affordable housing, including cottage housing and accessory dwelling units, within a half mile or twenty minute walk of an urban center, corridor or neighborhood center with access to goods and services to provide access to daily household needs.	Supportive	Providing housing near transit supports housing supply goals and reduces impacts to transportation and provides access to jobs.
GOAL H-12	To encourage urban growth within the city limits with gradual phasing outward from the urban core.	Approaching	This policy could be improved by addressing affordability and encouraging increased density throughout the city.
H-12.1	Encourage the construction of housing on vacant property within the city and the redevelopment of underdeveloped property within residential areas to minimize	Approaching	This policy supports housing growth, but could better address affordability and anti displacement, especially related to the redevelopment of

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
	urban sprawl and associated public service costs.		underdeveloped property to ensure people are not displaced.
H-12.1.1	Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.	Supportive	This policy supports housing growth and affordability.
H-12.1.2	Continue to support high-density zoning within specific areas of the city that have the infrastructure and services to support high-density housing.	Supportive	This policy supports housing growth by ensuring there are adequate services and infrastructure.
H-12.1.3	Continue to implement minimum density levels for all residential zoning districts to ensure efficient use of the urban growth area.	Supportive	This policy supports housing growth. It could be improved by addressing affordability.
H-12.1.4	Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.	NA	Consider moving to Land Use Element
GOAL H-13:	Ensure consistency with RCW 36.70A.070(2)(c) which requires sufficient land be available for all types of housing including manufactured housing.	Approaching	Providing land for all types of housing is important. However, this goal should be updated to consider affordability concerns and housing by income bracket to meet the requirements of HB 1220.
H-13.1	Maintain the manufactured home park district zoning in appropriate areas in order to prevent conversion of affordable housing to other uses without replacement.	Supportive	Preserving existing affordable housing stock reduces displacement risk.
H-13.1.1	Encourage manufactured housing park district zoning to locate near transit services.	Supportive	Providing access to services such as transit reduces community

Goal, Policy, or Regulation	Text	Potential Impact	Reason / Recommendation
			vulnerabilities and dependence on car travel, especially for vulnerable community members such as elderly and youth.
H-13.2	When locating zones and designations for manufactured home parks, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, Tumwater's emergency responders, and the city as a whole.	Supportive	Renters and lower income communities often have higher risk and vulnerabilities to natural hazards and events. Ensuring that zoning does not push manufactured home parks into high-risk areas reduces displacement and threats to community member safety.

Yelm

Goal, Policy, or Regulation	Text	Evaluation	Reason
Land Use Element, Comprehensive Plan			
Policy 3.3	Adopt two categories of residential single family land use to meet community needs: • Single Family - 4 units per acre; and • Single Family - 6 units per acre.	Dependent on Land Capacity Analysis	While these density levels should support middle and multifamily housing, whether this supports housing and displacement goals depends on the buildable lands analysis and forecasted unit need by income band.
Policy 3.4	Adopt two categories of residential multifamily land use to meet community needs: • Multifamily - Medium Density — 6 units per acre; and • Multifamily - High Density — 16 units per acre.	Dependent on Land Capacity Analysis	While these density levels should support middle and multifamily housing, whether this supports housing and displacement goals depends on the buildable lands analysis and forecasted unit need by income band.
Policy 3.5	Adopt a mixed use development category which allows both residential and commercial uses suitable for planned developments on larger parcels and which provides for a variety of land uses, more efficient use of open space, and more cost effective public infrastructure.	Approaching	While supporting mixed uses does provide housing near commercial services, this policy does not address affordability or displacement risks.
Policy 4.4	Adopt development regulations that accommodate “live-work” structures (where citizens can live and work within the same structure).	Supportive	Allowing live-work structures creates both housing and economic opportunities for community members who wish to start a business, but cannot afford a home and a commercial space.
Policy 4.6	Adopt development regulations that allow permits to be	Supportive	Streamlining permit processes reduces barriers to housing production to

Goal, Policy, or Regulation	Text	Evaluation	Reason
	processed in a timely and efficient manner.		meet housing supply deficits and reduce building costs.
Goal 5	Encourage diverse residential growth.	Supportive	Allowing diverse housing types and growth allows housing supply to meet the shifting housing needs of households.
Policy 5.2	Adopt development standards that allow duplexes, townhouses, and accessory dwelling units within residential areas. These are intended to increase the variety of housing in the community and aid in achieving an overall urban density.	Supportive	Allowing housing diversity supports overall goals of providing different housing types to address different household needs.
Policy 5.3	Adopt development regulations that encourage mixed use subdivisions.	Supportive	Allowing housing diversity supports overall goals of providing different housing types to address different household needs.
Goal 10	Create vibrant centers, corridors, and neighborhoods while accommodating growth.	NA	
Policy 10.1	Promote a greater mix of uses and densities to support efficient provision of services.	Supportive	Allowing housing and land use diversity supports overall goals of providing different housing types to address different household needs.
Goal 11	Create safe and vibrant neighborhoods with places that build community and encourage active transportation.	Approaching	Ensuring that neighborhoods are safe and encourage active transportation is important for inclusive communities. However, this goal could be edited to take special attention to underserved neighborhoods.

Goal, Policy, or Regulation	Text	Evaluation	Reason
Policy 11.1	Plan at the neighborhood level to increase housing density and diversity while preserving neighborhood character and quality of life.	Approaching	While local-level planning can result in inclusive and grassroots actions, the element of “preserving neighborhood character” can sometimes be used as an argument for continuing exclusionary housing types and disputing zoning changes that seek to allow more housing diversity.
Policy 11.2	Plan for land use patterns that provide most neighborhood residents an array of basic services within a half mile or 20 minute walk from home.	Supportive	Providing retail and services within a half-mile walkshed encourages community resilience and reduces dependency on vehicular transportation, which can be a large cost factor for households.
Policy 11.3	Encourage appropriately scaled home-based business and live/work opportunities in neighborhoods.	Supportive	Allowing live-work structures creates both housing and economic opportunities for community members who wish to start a business, but cannot afford a home and a commercial space.
Goal 12	Maximize opportunity to redevelop land in priority areas by investing in infrastructure and environmental remediation.	Supportive	Reducing the overall land and infrastructure investment while also expanding residential buildable lands supports housing supply goals.

Goal, Policy, or Regulation	Text	Evaluation	Reason
Policy 12.1	Mitigate the additional cost of development in centers and corridors by making public infrastructure investment that adds value, safety and public enjoyment for the entire community and that result in appropriate public return on investment when adjacent properties are developed. Allow for latecomers and other methods of repayment for government outlay for infrastructure.	Approaching	While this policy does facilitate housing growth, it could be enhanced by including affordability considerations.
Housing Element, Comprehensive Plan			
Goal 1	Encourage a variety of housing types, densities and a range of affordable housing within Yelm and its Urban Growth Area.	Supportive	Allowing different types of housing and affordability levels fosters a cohesive and inclusive community when it comes to housing.
Policy 1.1	Allow a variety of housing types within the residential and mixed use designations to promote a range of housing alternatives within the community. This may include but not be limited to: government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group or foster homes.	Supportive	Ensuring access to affordable housing types—including manufactured home types and group homes—is essential to reducing displacement risks among vulnerable community members.
Policy 1.2	Allow accessory dwelling units in all residential land use categories subject to development standards and design criteria.	Supportive	Accessory Dwelling Units provide opportunities for aging in place and adapting existing housing stock and residential land uses to meet the changing housing needs of households.
Policy 1.3	Encourage opportunities for a range of housing costs to enable housing for all segments of the population.	Supportive / Approaching	While supportive, this policy will need to be updated to meet HB 1220 guidance on specific household income

Goal, Policy, or Regulation	Text	Evaluation	Reason
			brackets. However, providing housing across all income segments reduces displacement risk and enables housing opportunities to all, regardless of income.
Policy 1.4	Encourage the provision of adequate affordable building sites through appropriate zoning, infrastructure, and other development regulations.	Supportive	Regularly reviewing and ensuring zoning, development regulations, and infrastructure support housing at different affordability levels supports anti-displacement efforts.
Policy 1.5	Review development regulations to ensure that a range of housing types is available throughout Yelm.	Supportive	Allowing and reducing barriers to housing types through development regulations is essential to enabling affordable housing options.
Policy 1.6	Review development regulations to ensure residents can safely walk throughout Yelm.	Supportive	Not all community members have consistent access to vehicles, including vulnerable populations such as youth and elderly. Providing walkable residential neighborhoods promotes inclusion and positive health outcomes.
Policy 1.7	Monitor the need for special needs housing and increase opportunities for such housing.	Supportive	Providing housing for special needs reduces displacement and homelessness risk among community members with special needs.
Policy 1.8	Consider density increase incentives to promote a variety of housing types, mixed uses, range of housing costs, affordability, and increased special needs housing.	Supportive	Providing a wide range of housing types and densities—at different affordability levels—provides options

Goal, Policy, or Regulation	Text	Evaluation	Reason
Goal 2	Meet the county wide planning policy to ensure a fair share of affordable housing.	Supportive	Taking a regional approach to affordable housing goals is important given cross-jurisdiction impacts of displacement pressures.
Policy 2.1	Encourage a variety of housing types in the residential designations to assure choice, opportunity, and availability of a fair share of affordable housing throughout Yelm, its UGA, and adjacent areas of Thurston County.	Supportive	Providing housing diversity and sufficient housing options reduces displacement risk and encourages affordability.
Policy 2.2	Participate with other jurisdictions and Thurston County in a regional process to monitor Fair Share Affordable Housing targets within the County.	Supportive	Taking a regional approach to affordable housing goals is important given cross-jurisdiction impacts of displacement pressures.
Goal 3	Conserve and improve the existing housing stock and neighborhoods.	Supportive	Preserving existing affordable housing stock can help reduce displacement pressures.
Policy 3.1	Maintain up-to-date development regulations for building, housing, mechanical, and other design standards.	Supportive	Ensuring clear and predictable standards to housing and building codes supports housing production goals.
Policy 3.2	Require owners of unsafe dwelling units to correct significant problems and encourage the maintenance of existing structures consistent with the standards of the neighborhood.	Approaching	Ensuring housing is safe and habitable is important. Rehabilitation, however, can also result in physical displacement pressures as existing households may be forced to move or incur high costs of repair. Such support should involve connecting households with alternatives or incentive programs to reduce these risks.

Goal, Policy, or Regulation	Text	Evaluation	Reason
Policy 3.3	Support rehabilitation efforts for substandard housing.	Approaching	Ensuring housing is safe and habitable is important. Rehabilitation, however, can also result in physical displacement pressures as existing households may be forced to move or incur high costs of repair. Such support should involve connecting households with alternatives or incentive programs to reduce these risks.
Policy 3.4	Encourage and facilitate local economic development as an important element of improving housing conditions by providing economic opportunity.	Approaching	While economic development is an important step for ensuring housing growth and conditions—particularly when it comes to local financing—such growth should not result in the rapid displacement of community members through rising costs.
Policy 3.5	Encourage local community groups, churches, and businesses to provide voluntary assistance with maintain existing structures for the elderly, low income, and those with special needs.	Approaching	While encouraging local groups is beneficial, this policy would be strengthened through active support and connecting these groups with funding to do so.
Goal 4	Promote energy efficient housing to reduce the overall costs of home ownership.	Supportive	Reducing barriers to home ownership, especially when aimed at historically marginalized or vulnerable community members, could reduce displacement pressures.
Policy 4.1	Support programs that make existing structures more energy efficient.	NA	

Goal, Policy, or Regulation	Text	Evaluation	Reason
Policy 4.2	Periodically review the energy efficiency development regulations to ensure that they are up-to-date.	NA	
Policy 4.3	Promote residential subdivision designs that maximize solar heating opportunities.	NA	
Goal 5	Provide sufficient housing for low- and moderate-income households within each jurisdiction.	Supportive	While supportive, this policy should be updated to take special attention to HB 1220. The policy could be improved by paying special attention to the lowest incomes, 0-30% Area Median Income, when it comes to housing capacity.
Policy 5.1	Provide sufficient housing for low- and moderate-income households.	Supportive	While supportive, this policy should be updated to take special attention to HB 1220. The policy could be improved by paying special attention to the lowest incomes, 0-30% Area Median Income, when it comes to housing capacity.
Policy 5.2	Provide tenants and landlords information about housing rights and responsibilities.	Supportive	Ensuring awareness on housing rights can empower tenants and ensure safe housing.
Policy 5.3	Incentivize developers to set aside a percentage of multifamily housing units for low- and moderate-income buyers and renters.	Supportive	Providing incentives for less than market rate housing provides opportunities for community members to remain the community as prices increase, and provides opportunities for new community members to live in the City.

Goal, Policy, or Regulation	Text	Evaluation	Reason
Policy 5.4	Support efforts to provide funding for shared-equity policies — via community land trust or down-payment assistance models — to make buying housing of all types affordable.	Supportive	Providing programs to control the variable costs of land could create long lasting affordable housing opportunities for community members, particularly those from vulnerable groups or lower incomes.
Goal 6	Provide sufficient service-enriched housing for homeless and high-risk populations.	Supportive	Allowing shelters and other types of emergency housing reduces displacement pressures, and provides services to respond to and prevent households from experiencing homelessness.
Policy 6.1	Allow shelters, group homes, transitional housing, and permanent housing with social services in development regulations in locations where these facilities have access to transit, parks, and other amenities.	Supportive	Allowing shelters and other types of emergency housing reduces displacement pressures, and provides services to respond to and prevent households from experiencing homelessness.
Goal 7	Encourage housing density and diversity in neighborhoods to add vibrancy and increase equitable access to opportunity.	Supportive	Allowing housing density and diversity across neighborhoods gives the community means and options to avoid displacement pressures.
Policy 7.1	Review and amend residential development regulations to provide opportunity for the mix and density of housing needed to meet the needs of changing demographics, use land wisely, and support nearby transit and businesses.	Approaching	Providing housing near transit supports housing supply goals and reduces impacts to transportation and provides access to jobs. However, this policy could be further expanded to call out affordability goals as well.

Goal, Policy, or Regulation	Text	Evaluation	Reason
Policy 7.2	Allow densification by providing for accessory dwelling units, small houses on small lots, attached housing types or appropriately scaled multifamily buildings, cottage housing, and village cohousing developments in development regulations.	Supportive	Allowing more diverse housing types that support affordability goals, such as smaller houses on smaller lots, also mitigates displacement pressures from increasing land costs and greater demand than supply.
Goal 8	Encourage the construction, weatherization and operation of homes to boost energy efficiency.	Supportive	Preserving existing housing stock through energy upgrades reduces costs by extending the useful life of the unit.
Policy 8.1	Prioritize home weatherization funds to preserve affordable housing.	Supportive	Preserving existing affordable housing stock, without increasing renter costs, reduces displacement pressures from aging buildings and increasing maintenance needs.
Policy 8.2	Support regional efforts to engage landlords and property managers in energy efficiency efforts.	Supportive	Supporting easier upgrades can maintain naturally affordable housing units from going into disrepair and being redeveloped into newer, less affordable housing options.
Policy 8.3	Support the efforts of local financial institutions to facilitate affordable financing of energy upgrades.	Supportive	Supporting easier upgrades can maintain naturally affordable housing units from going into disrepair and being redeveloped into newer, less affordable housing options.
Policy 8.4	Support regional efforts to conduct energy audits of large power consumers to identify efficiency improvements, such as RESNET's Home Energy Rating System.	NA	

Goal, Policy, or Regulation	Text	Evaluation	Reason
Goal 9	Increase housing amid urban corridors and centers to meet the needs of a changing population.	Approaching	Providing housing opportunities in key centers and corridors fosters housing near jobs and opportunities. This goal could be expanded to consider affordability needs as well.
Policy 9.1	Review regulations that stymie or prevent housing development near or within urban corridors and centers.	Supportive	Addressing barriers to housing supply development ensures supply can meet demands, especially in areas with jobs and services.
Policy 9.2	Remove barriers or “right-size” regulations to achieve goals.	Supportive	Reviewing and removing regulatory barriers to housing supports housing supply and streamlines review processes.
Policy 9.3	Identify priority areas ripe for housing development that will meet multiple goals.	Approaching	This goal aims to increase housing supply. However, it should not come at the cost of displacing historically marginalized households.
Policy 9.4	Examine ways to encourage smaller, affordable housing units through the fee structure, especially in centers, corridors or adjacent to neighborhood service hubs.	Supportive	Allowing and encouraging more diverse housing types that are more affordable support affordability and anti-displacement objectives.
Policy 9.5	Reduce impact fees for those projects located where there is less impact.	Supportive	Targeting reduce the burden to build housing would support housing unit construction
Policy 9.6	Use tax exemptions, such as Special Valuation, or other financing tools to make projects financially feasible.	Supportive	Providing flexibility to support housing construction supports housing supply goals.

Goal, Policy, or Regulation	Text	Evaluation	Reason
Policy 9.7	Identify opportunities to aggregate properties where housing density is needed to achieve community goals and make multifamily projects feasible to build and finance.	Supportive	Allowing flexibility to support multifamily housing construction supports anti-displacement by providing diverse housing types.

City of Lacey

Policy Evaluation Matrix

Lacey recommendations were evaluated using the scoring system outlined below and were unique to each jurisdiction and scored based on the scale to the right. The scores were then totaled to calculate an overall impact score for each policy option. The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.

Does the policy reduce displacement pressures or advance housing objectives?	
Yes, positive impact (+2)	The policy option has a positive impact and directly addresses the criterion.
Somewhat positive impact (+1)	The policy option has a somewhat positive impact, or indirectly addresses the criterion.
Neutral/No impact (+0)	The policy option does not directly or indirectly address the criterion, but may benefit other
Negative Impact (-1)	The policy option may exacerbate, or detract from, addressing the criterion or issue. However, while some

		COMMERCE INDICATORS Each city's policies were evaluated using this common set of criteria						LACEY-SPECIFIC CRITERIA						
Number/Ref.	Policy Recommendation	Racially Disparate Impacts: Does this policy prevent racially disparate impacts or work to repair past harm?	Economic Displacement: Does this policy help prevent or mitigate economic displacement?	Physical Displacement: Does this policy help prevent or mitigate physical displacement?	Cultural Displacement: Does this policy help prevent or mitigate cultural displacement?	Housing Exclusion: Does this policy prevent the exclusion of historically marginalized or other vulnerable populations from accessing safe and affordable housing appropriate for their needs?	Implementation Considerations: Does the city have staff and resources necessary to implement this policy effectively?	Does this policy encourage or remove barriers to providing affordable housing?	Does this policy encourage the preservation of naturally occurring affordable housing such as manufactured home parks and other existing affordable units?	Does this policy increase overall housing supply?	Does this policy reduce housing costs?	Score (out of 20)	Explanation. The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.	
New Policy Recommendations														
	Strengthen partnerships with local organizations to increase collaboration and coordination in providing affordable housing and reducing displacement pressures.	1	1	1	1	1	2	1	2	0	0	10	This policy would advance housing goals but wouldn't have a direct impact on specific actions to address displacement or affordable housing, as it relates primarily to increasing collaboration and coordination.	
	Explore ways to monitor renter income verification, which may include establishing local ordinances to enforce attainable income verification, and identify and address price fixing.	1	1	1	1	1	1	0	1	0	1	8	This policy would help address affordability, potential racially disparate impacts, and allow for more fair avenues for renters to verify incomes, but wouldn't directly impact the supply of affordable housing or prevent displacement.	
	Consider creative zoning overlays or land use policies to classify and protect manufactured home communities.	1	2	2	2	2	2	0	2	0	1	14	This policy would help preserve existing affordable housing and manufactured housing, but would not directly impact affordability, housing supply, or address racially disparate impacts.	
	Establish a program, partnering with local organizations where possible, to incentivize and assist mobile park owners with improving their properties and support upgraded utilities and infrastructure for these properties.	1	1	2	2	2	2	1	2	0	1	13	This policy would help preserve existing affordable housing and manufactured housing to ensure it is well-maintained, but would not directly address economic displacement, the provision of affordable housing or additional housing, or housing costs.	
	Encourage collaboration between local organizations working to provide affordable housing and prevent homelessness.	2	2	2	2	2	2	1	2	1	0	15	This policy would primarily help reduce displacement pressures and increase the supply of affordable housing.	
	Create and promote an educational program, partnering with local organizations where possible, to explain the long term investment opportunity of ADUs and the financial plan required to pursue building an ADU.	0	1	0	1	1	0	1	1	0	2	7	This policy would help increase the overall housing supply, and may reduce housing costs and indirectly address displacement.	
	Encourage or support residents of mobile home communities in forming Community Land Trusts or other cooperatives so they can manage their properties indepenly and be prepared to exercise the right of first refusal.	2	2	2	2	2	2	0	2	2	0	2	16	This policy would address displacement, preserve existing affordable units, and help reduce housing costs.
	Create a program to support the private ownership of mobile home communities and private rental units by local, family-owned operations with on-site management, and disincentivize corporate owners from buying homes in the community.	2	2	2	2	2	2	1	2	2	0	1	16	This policy would address displacement, preserve existing affordable units, and help reduce housing costs, but would not directly incentivize or reduce barriers to developing diverse housing types.
	Minimize the amount of potential long-term housing that is used for short-term transient rentals (e.g., Air BnBs).	1	2	1	2	2	2	1	1	2	2	2	16	This policy would address displacement, preserve existing affordable units, and help reduce housing costs.
	Partner with local organizations to provide a program to assist residents with applications and explain housing benefits and other housing assistance programs.	2	2	2	2	2	2	1	2	0	0	1	14	This policy would address displacement and help prevent racially disparate impacts.
	Create and promote an educational program to provide private landlords with information on legal requirements and renter income qualifications for those on supplemental income.	1	1	2	1	1	2	1	1	0	0	1	10	This policy would help prevent physical displacement and housing exclusion, and may indirectly support other housing goals.
	Increase staff capacity to process ADU and other housing applications in a timely manner.	0	1	0	1	1	1	2	1	0	2	1	9	This policy would help increase the overall housing supply, which may in turn support other housing goals like affordability and anti-displacement.
	Develop opportunities and strategies that enable residents to age in place.	1	2	2	1	2	2	1	0	1	0	1	11	This policy supports housing for older residents to be able to continue living in their community. It could support other housing goals like affordability as well. This policy would prevent displacement, particularly economic and physical, and would support other housing goals like affordability and preventing housing exclusion.
	Develop rent control policies to prevent displacement, such as requiring 180 days notice for rent increases or capping rent increases at a certain percentage.	2	2	2	1	2	2	1	0	2	0	2	14	This policy would help support many housing goals, like anti-displacement efforts, reducing racially disparate impacts and housing exclusion, preserving existing affordable housing units, and may help reduce housing costs and increase the overall housing supply.
	Encourage the retention and maintenance of existing affordable housing, especially in high-opportunity neighborhoods or areas that have historic patterns of segregation.	2	2	2	2	2	2	1	2	2	1	1	17	Scoring explanations are not included for Lacey's Housing Action Plan policies as these have already been adopted. However, the scores may be useful to help the City prioritize future work.
Housing Action Plan														
Lacey's Housing Action Plan policies that have not been completed yet are evaluated below to evaluate how these contribute to or detract from anti-displacement goals, in order to help Lacey prioritize future implementation actions of their HAP. The														
1.a.	Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing.	2	2	1	1	2	2	2	0	2	2	16		
	Require Planned Residential Developments (PRDs)/Planned Unit Developments (PUDs) for low-density development and include standards for including low-income housing.	2	2	0	1	2	2	2	0	2	1	14		
1.b.	Adopt a "Notice of Intent to Sell" ordinance for multifamily developments.	2	2	2	2	2	2	2	2	1	2	19		
	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.	2	2	2	2	2	2	1	2	2	0	2	17	
1.d.	As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households	1	0	0	0	1	2	0	0	0	0	4		
1.f.	Provide funding for renovating and maintaining existing housing that serves low-income households or residents with disabilities.	2	2	2	2	2	2	2	2	1	2	18		
1.g.	Allow manufactured home parks in multifamily and commercial areas	2	2	2	2	2	2	2	2	1	2	19		
1.h.	Provide funding for low-income and special needs residents to purchase housing through community land trusts.	2	2	2	2	2	1	2	2	1	2	18		
1.i.	Define income-restricted housing as a different use from other forms of housing in the zoning code.	0	1	0	0	0	2	0	2	0	0	5		
1.l.	Require low-income housing units as part of new developments.	2	2	1	1	2	2	2	0	2	0	2	14	
1.m.	Fund development projects that increase low-income housing through grants or loans.	2	2	1	2	2	1	2	0	2	2	16		
1.n.	Establish a program to preserve and maintain healthy and viable manufactured home parks.	2	2	2	2	2	1	2	2	2	2	19		
1.o.	Enhance enforcement of property maintenance codes to keep housing in good repair.	2	2	1	1	1	1	1	2	0	0	11		
1.p.	Partner with low-income housing developers (such as Habitat for Humanity) to expand homeownership opportunities.	2	2	1	1	2	1	2	0	0	2	13		
2.a.	Provide displaced tenants with relocation assistance.	1	2	2	2	1	1	1	0	0	0	10		
2.b.	Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.	2	0	2	0	1	1	0	2	0	0	8		
2.c.	Rezone manufactured home parks to a manufactured home park zone to promote their preservation.	2	2	2	2	2	2	2	2	1	2	19		
2.d.	Adopt a "right to return" policy.	2	2	2	2	2	2	1	2	0	0	15		
2.e.	Adopt short-term rental regulations to minimize impacts on long-term housing availability.	2	2	2	2	2	1	2	1	0	0	14		
2.f.	Establish a down payment assistance program.	2	2	2	1	2	2	2	0	0	2	14		
2.g.	Identify and implement appropriate tenant protections that improve household stability.	2	2	2	2	2	2	1	2	0	1	16		
3.b.	Allow third-party review of building permits for development projects.	0	0	0	0	0	2	2	1	1	0	6		
3.c.	Develop a plan for adapting vacant commercial space into housing.	2	1	0	1	1	1	1	0	2	2	12		
3.d.	Expand allowance of residential tenant improvements without triggering land use requirements.	2	1	2	0	2	1	1	2	1	0	12		
3.f.	Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.	2	2	1	2	2	1	2	-1	2	2	15		
3.i.	Lower transportation impact fees for multifamily developments near frequent transit service routes.	1	2	1	1	1	1	1	0	1	1	10		
3.k.	Allow deferral of impact fee payments for desired unit types.	0	0	0	0	0	1	1	2	0	1	6		
3.l.	Simplify land use designation maps in the comprehensive plan to help streamline the permitting process.	1	0	0	0	0	2	1	0	2	0	6		
3.m.	Integrate or adjust floor area ratio standards.	0	0	0	0	0	0	1	0	2	0	4		
3.n.	Maximize use of SEPA threshold exemptions for residential and infill development.	0	0	0	0	0	2	1	0	1	1	5		
3.o.	Consult with Washington State Department of Transportation as part of the SEPA review process to reduce appeals based on impacts to the transportation element for residential, multifamily, or mixed-use projects.	0	0	0	0	0	1	1	0	0	1	3		
4.a.	Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, etc.).	0	1	0	1	2	0	1	0	2	1	8		
4.b.	Allow more housing types in commercial zones.	2	1	0	2	1	1	2	0	1	1	11		
4.c.	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	2	2	2	2	2	1	1	2	2	1	17		
5.a.	Conduct education and outreach around city programs that support affordable housing.	1	2	2	2	2	2	1	1	1	1	14		
5.b.	Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.	2	0	1	1	2	2	1	0	0	0	7		
5.c.	Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.	2	2	2	2	2	2	1	2	2	2	19		
5.d.	Establish a rental registration program to improve access to data and share information with landlords.	0	0	0	0	0	0	1	0	0	0	1		
6.a.	Develop a comprehensive funding strategy for affordable housing that addresses both sources of funding and how the funds should be spent.	1	1	1	1	1	1	1	0	1	1	9		
	Establish an affordable housing property tax levy to finance affordable housing for very low-income households.	2	2	1	1	2	2	2	0	2	2	16		
6.b.	Establish an affordable housing sales tax.	1	2	1	1	1	2	2	0	2	2	14		
6.c.	Establish a regional housing trust fund to provide dedicated funding for low-income housing.	2	1	1	1	1	2	1	0	2	2	14		
6.d.	Capture the value of city investments (utilities, roads, etc.) that increase private investments in neighborhoods, especially in areas with planned or existing transit.	0	-1	0	0	0	0	1	0	0	0	0		

City of Olympia

Policy Evaluation Matrix
The scores were then tallied to calculate an overall impact score for each policy option. The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.

Number/ Ref.	Policy Recommendation	COMMERCE INDICATORS Each city's policies were evaluated using this common set of criteria										OLYMPIA-SPECIFIC CRITERIA		Explanation. The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.	Score out
		Racially Disparate Impacts: Does this policy prevent racially disparate impacts or work to repair past harm?	Economic Displacement: Does this policy help prevent or mitigate economic displacement?	Physical Displacement: Does this policy help prevent or mitigate physical displacement?	Cultural Displacement: Does this policy help prevent or mitigate cultural displacement?	Housing Exclusion: Does this policy prevent the exclusion of historically marginalized or other vulnerable populations from accessing safe and affordable housing appropriate for their needs?	Implementation Considerations: Does the city have staff and resources necessary to implement this policy effectively?	Does this policy incentivize and support the development of affordable and deeply affordable housing, including supportive?	Does this policy increase housing supply, including middle housing and ADUs?	Does this policy encourage the preservation of naturally occurring affordable housing such as manufactured home parks and other existing affordable units?					

New Policy Recommendations

Explore ways to monitor renter income verification, which may include establishing local ordinances to enforce attainable income verification, and identify and address price fixing.	1	1	1	1	0	1	1	0	1	7	This policy would help address affordability, potential racially disparate impacts, and allow for more fair avenues for renters to verify incomes, but wouldn't directly impact the supply of affordable housing or prevent displacement.	
Establish a program, partnering with local organizations where possible, to incentivize and assist mobile park owners with improving their properties and support upgraded utilities and infrastructure for these properties. Create and promote an educational program, partnering with local organizations where possible, to explain the long term investment opportunity of ADUs and the financial plan required to pursue building an ADU. Encourage or support residents of mobile home communities in forming Community Land Trusts or other cooperatives so they can manage their properties indepnently and be prepared to exercise the right of first refusal. Create a program to support the private ownership of mobile home communities and private rental units by local, family-owned operations with on-site management, and disincentivize corporate owners from buying homes in the community. Partner with local organizations to provide a program to assist residents with applications and explain housing benefits and other housing assistance programs.	1	1	2	2	2	1	1	1	2	13	This policy would help preserve existing affordable housing and manufactured housing to ensure it is well-maintained, but would not directly address economic displacement, the provision of affordable housing or additional housing, or housing costs.	
	0	1	0	1	0	2	2	1	2	0	7	This policy would help increase the overall housing supply, and may reduce housing costs and indirectly address displacement.
	2	2	2	2	2	1	2	0	2	2	15	This policy would address displacement, preserve existing affordable units, and help reduce housing costs.
	2	2	2	2	2	2	1	1	0	2	14	This policy would address displacement, preserve existing affordable units, and help reduce housing costs, but would not directly incentivize or reduce barriers to developing diverse housing types.
	2	2	2	2	2	2	2	1	0	1	14	This policy would address displacement and help prevent racially disparate impacts.
Create and promote an educational program to provide private landlords with information on legal requirements and renter income qualifications for those on supplemental income. Increase staff capacity to process ADU and other housing applications in a timely manner.	1	1	2	1	2	2	1	0	1	10	This policy would help prevent physical displacement and housing exclusion, and may indirectly support other housing goals.	
	0	1	0	1	1	2	1	2	1	8	This policy would help increase the overall housing supply, which may in turn support other housing goals like affordability and anti-displacement.	
Encourage the retention and maintenance of existing affordable housing, especially in high-opportunity neighborhoods or areas that have historic patterns of segregation.	2	2	2	2	2	2	1	0	0	13	This policy would help support many housing goals, like anti-displacement efforts, reducing racially disparate impacts and housing exclusion, preserving existing affordable housing units, and may help reduce housing costs and increase the overall housing supply.	

Housing Action Plan

Olympia's Housing Action Plan policies that have not been completed yet are evaluated below to evaluate how these contribute to or detract from anti-displacement goals, in order to help Olympia prioritize future implementation actions of												Overall scores may be useful to help the City prioritize future work.
1.e.	Define income-restricted housing as a different use from other forms of housing in the zoning code.	0	1	0	0	0	2	1	0	2	6	
1.f.	Encourage the LOTT Clean Water Alliance to discuss lower hook-up fees and other incentives for low income affordable housing as part of their cost of service study.	1	1	0	0	1	2	1	0	0	6	
1.g.	Partner with low-income housing developers to expand homeownership opportunities.	2	1	2	2	2	0	1	1	1	12	
1.h.	Provide funding for non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.	2	2	2	2	2	-1	2	0	2	13	
1.i.	Provide funding for low-income and special needs residents to purchase housing through community land trusts.	2	2	2	2	2	-1	2	0	2	13	
1.k.	As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.	1	1	1	1	1	2	1	0	1	9	
1.l.	Require low-income housing units as part of new developments.	1	2	0	0	1	1	1	0	0	6	
1.m.	Adopt a "Notice of Intent to Self" ordinance for multifamily developments.	2	2	1	2	0	2	1	0	1	11	
1.n.	Allow mobile or manufactured home parks (MHP'S) in multifamily and commercial areas.	0	2	2	0	1	2	1	2	2	12	
1.o.	Require Planned Residential Developments (PRDs)/Planned Unit Developments (PUDs) for low-density development and include standards for including low-income housing.	1	1	0	1	2	2	2	2	0	11	
1.p.	Establish a program to preserve and maintain healthy and viable manufactured home parks.	2	2	2	2	2	1	1	0	2	14	
1.q.	Enhance enforcement of property maintenance codes to keep housing in good repair.	0	0	1	0	0	1	0	0	2	4	
2.c.	Provide displaced tenants with relocation assistance.	1	1	2	1	1	0	0	0	0	6	
2.d.	Consider a Tenant Opportunity to Purchase (TOPO) Ordinance	2	2	2	2	2	1	0	0	2	13	
2.e.	Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.	2	2	2	2	2	1	0	0	2	13	
2.f.	Explore barriers and policies that can increase access to housing for formerly incarcerated individuals.	2	0	0	0	2	1	0	0	0	5	
2.g.	Establish a down payment assistance program.	2	1	1	1	2	0	0	0	0	7	
2.h.	Adopt a "right to return" policy	1	0	2	1	2	0	0	0	0	7	
2.i.	Rezzone manufactured home parks to a manufactured home park zone to promote their preservation.	1	2	2	2	2	2	0	0	2	13	
3.i.	Consult with Washington State Department of Transportation (DOT) as part of the SEPA review process to reduce appeals based on impacts to the transportation element for residential, multifamily, or mixed-use projects.	0	0	0	0	0	0	0	1	0	1	
3.q.	Make use of SEPA threshold exemptions for residential and infill development.	0	0	0	0	0	2	2	0	2	4	
3.r.	Complete a subarea plan for the Capital Mall High Density Neighborhood area.	0	0	0	0	0	2	1	0	0	5	
3.s.	Develop a plan for adapting vacant commercial space into housing.	0	1	1	1	0	2	1	2	0	8	
3.t.	Expand allowance of residential tenant improvements without triggering land use requirements.	2	2	2	2	2	2	1	0	2	15	
3.u.	Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.	0	1	0	0	0	2	1	2	0	6	
3.v.	Increase minimum residential densities.	0	1	0	0	1	1	1	2	0	6	
3.w.	Integrate or adjust floor area ratio standards.	0	1	0	0	1	1	1	2	0	6	
4.g.	Allow more housing types in commercial zones.	0	1	1	1	0	1	0	2	0	6	
4.h.	Allow single-room occupancy (SRO) housing in all multifamily zones.	2	2	0	1	2	2	2	2	1	14	
4.i.	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	2	1	1	1	2	1	0	2	1	11	
4.j.	Strategically allow live/work units in nonresidential zones.	2	2	2	2	2	1	0	2	0	13	
6.d.	Develop a (regional) comprehensive funding strategy for affordable housing that addresses both sources of funding and how the funds should be spent.	2	2	2	2	2	1	2	1	1	15	
6.e.	Use value capture (e.g., consider tax increment financing) to capture the value of city investments that increase private investment in neighborhoods, especially in areas with planned or existing transit.	2	2	1	1	2	1	2	0	1	12	
6.f.	Establish an affordable housing loan program.	2	2	1	1	2	1	2	1	0	12	
6.g.	Establish a regional housing trust fund to provide dedicated funding for low-income housing.	2	2	2	2	2	0	2	2	2	16	
6.h.	Establish an affordable housing property tax levy to finance affordable housing for very low-income households.	2	2	1	2	2	1	1	0	1	12	

City of Tumwater

Policy Evaluation Matrix

jurisdiction and scored based on the scale to the right. The scores were then tallied to calculate an overall impact score for each policy option. The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.

Does the policy reduce displacement pressures or advance housing objectives?	
Yes, positive impact (+2)	The policy option has a positive impact and directly addresses the criterion.
Somewhat positive impact (+1)	The policy option has a somewhat positive impact, or indirectly addresses the criterion.
Neutral/No impact (+0)	The policy option does not directly or indirectly address the criterion, but may benefit other
Negative impact (-1)	The policy option may exacerbate, or detract from, addressing the criterion or issue. However, while some

		COMMERCE INDICATORS Each city's policies were evaluated using this common set of criteria					TUMWATER-SPECIFIC CRITERIA Additional criteria was created unique (yet sometimes related and similar) to each city in order to support their diverse housing goals.						
Number/ Ref.	Policy Recommendation	Racially Disparate Impacts: Does this policy prevent racially disparate impacts or work to repair past harm?	Economic Displacement: Does this policy help prevent or mitigate economic displacement?	Physical Displacement: Does this policy help prevent or mitigate physical displacement?	Cultural Displacement: Does this policy help prevent or mitigate cultural displacement?	Housing Exclusion: Does this policy prevent the exclusion of historically marginalized or other vulnerable populations from accessing safe and affordable housing appropriate for their needs?	Implementation Considerations: Does the city have staff and resources necessary to implement this policy effectively?	Does this policy encourage the preservation of naturally occurring affordable housing such as manufactured home parks and other existing affordable units?	Does this policy incentivize and support the development of affordable and deeply affordable housing?	Does this policy encourage adaptive reuse of existing residential units or other buildings where feasible?	Does this policy incentivize or reduce barriers to developing diverse housing types including smaller homes?	Score(out of 20)	Explanation. The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.
New Policy Recommendations													
	Explore ways to monitor renter income verification, which may include establishing local ordinances to enforce attainable income verification, and identify and address price fixing.	1	1	1	1	0	0	1	1	0	0	6	This policy would help address affordability, potential racially disparate impacts, and allow for more fair avenues for renters to verify incomes, but wouldn't directly impact the supply of affordable housing or prevent displacement.
	Consider creative zoning overlays or land use policies to classify and protect manufactured home communities.	1	2	2	2	2	1	2	2	0	0	14	This policy would help preserve existing affordable housing and manufactured housing, but would not directly impact affordability, housing supply, or address racially disparate impacts.
	Establish a program, partnering with local organizations where possible, to incentivize and assist mobile park owners with improving their properties and support upgraded utilities and infrastructure for these properties.	1	1	2	2	2	0	2	2	2	1	15	This policy would help preserve existing affordable housing and manufactured housing to ensure it is well-maintained, but would not directly address economic displacement, the provision of affordable housing or additional housing, or housing costs.
	Encourage collaboration between local organizations working to provide affordable housing and prevent homelessness.	2	2	2	2	2	1	1	2	0	0	14	This policy would primarily help reduce displacement pressures and increase the supply of affordable housing.
	Create and promote an educational program, partnering with local organizations where possible, to explain the long term investment opportunity of ADUs and the financial plan required to pursue building an ADU.	0	1	0	1	0	1	0	1	2	2	8	This policy would help increase the overall housing supply, and may reduce housing costs and indirectly address displacement.
	Encourage or support residents of mobile home communities in forming Community Land Trusts or other cooperatives so they can manage their properties independently and be prepared to exercise the right of first refusal.	2	2	2	2	2	0	2	2	1	0	15	This policy would address displacement, preserve existing affordable units, and help reduce housing costs.
	Create a program to support the private ownership of mobile home communities and private rental units by local, family-owned operations with on-site management, and disincentivize corporate owners from buying homes in the community.	2	2	2	2	2	1	2	1	0	0	14	This policy would address displacement, preserve existing affordable units, and help reduce housing costs, but would not directly incentivize or reduce barriers to developing diverse housing types.
	Partner with local organizations to provide a program to assist residents with applications and explain housing benefits and other housing assistance programs.	2	2	2	2	1	0	0	0	0	0	9	This policy would address displacement and help prevent racially disparate impacts.
	Create and promote an educational program to provide private landlords with information on legal requirements and renter income qualifications for those on supplemental income.	2	1	2	1	0	0	0	0	0	0	6	This policy would help prevent physical displacement and housing exclusion, and may indirectly support other housing goals.
	Increase staff capacity to process ADU and other housing applications in a timely manner.	0	1	1	2	0	2	1	1	2	2	12	This policy would help increase the overall housing supply, which may in turn support other housing goals like affordability and anti-displacement.
	Encourage the retention and maintenance of existing affordable housing, especially in high-opportunity neighborhoods or areas that have historic patterns of segregation.	2	2	2	1	2	0	0	1	1	0	11	This policy would help support many housing goals, like anti-displacement efforts, reducing racially disparate impacts and housing exclusion, preserving existing affordable housing units, and may help reduce housing costs and increase the overall housing supply.
Housing Action Plan													
Tumwater's Housing Action Plan policies that have not been completed yet are evaluated below to evaluate how these contribute to or detract from anti-displacement goals, in order to help Tumwater prioritize future implementation actions of their HAP. The policies with the highest													
1.a.	Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing and establish a process for accepting or coordinating the acceptance of land donations from others this action.	2	2	1	1	2	2	0	2	2	1	15	
1.b.	Where a Planned Unit Development is used for residential development, consider requiring a portion of the housing be low- residential development.	2	2	0	1	2	2	0	1	0	1	11	
1.c.	Adopt a "Notice of Intent to Sell" ordinance for multifamily developments.	2	2	2	2	2	2	2	1	2	0	17	
1.d.	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.	2	2	2	2	2	1	2	2	2	0	17	
1.e.	As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.	1	1	1	1	1	2	0	0	0	0	7	
1.f.	Provide funding for low-income and special needs residents to purchase housing through community land trusts.	2	2	2	2	2	2	2	2	1	0	16	
1.g.	Encourage low-income housing units as part of new developments.	2	2	1	1	2	2	0	2	0	2	14	
1.h.	Establish a program to preserve and maintain healthy and viable manufactured home parks.	2	2	2	2	2	2	1	2	0	2	17	
1.i.	Extend public water and sewer to unserved areas to allow infill development in undeveloped areas.	1	2	1	1	2	1	0	1	2	1	12	
2.a.	Have developers provide tenants displaced by redevelopment with relocation assistance.	1	2	2	2	1	1	0	0	0	0	9	
2.b.	Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the- job-training.	2	0	2	0	1	1	2	0	2	0	10	
2.c.	Adopt short-term rental regulations to minimize impacts on long-term housing availability.	2	2	2	2	2	2	1	1	0	0	13	
2.d.	Support down payment assistance programs for homeownership and programs that assist people entering the rental market.	2	2	2	1	2	1	0	1	1	0	11	
2.f.	Develop a technical assistance or education program for small landlords.	0	0	0	0	0	0	1	0	0	0	1	
2.g.	Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled.	2	2	2	2	2	1	2	2	0	2	17	
2.h.	Fund an energy assistance program for rental housing/make landlords do upgrades when the unit is sold.	2	1	1	1	2	1	2	0	2	0	12	
3.d.	Continue to look for place- making opportunities along urban corridors.	0	0	0	2	0	2	0	0	0	0	4	
3.e.	Mix market rate and low-income housing to avoid creating areas of concentrated low-income housing.	2	2	2	2	2	2	1	1	1	2	17	
4.a.	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	2	1	1	2	2	1	2	1	2	2	16	
4.b.	Strategically allow live-work units in nonresidential zones.	2	2	2	2	2	2	0	2	2	2	15	
5.a.	Conduct education and outreach around city programs that support affordable housing.	1	2	2	2	2	1	0	1	0	1	12	
5.b.	Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.	2	0	1	1	2	1	0	1	0	0	8	
5.c.	Partner with a public or private developer to build a townhouse or row house demonstration project.	0	0	0	0	0	0	1	0	0	1	3	
5.f.	Track data on affordable housing at the regional level.	0	0	0	0	0	0	2	0	0	0	2	
6.b.	Establish an affordable housing property tax levy to finance affordable housing for very low-income households.	2	2	1	1	2	2	0	2	1	2	15	
6.c.	Establish an affordable housing sales tax.	1	2	1	1	1	2	0	2	0	1	11	
6.d.	Capture the value of city investments (utilities, roads, etc.) that increase private investments in neighborhoods, especially in areas with planned or existing transit.	0	-1	0	0	0	0	0	0	1	1	2	
6.e.	Encourage the Housing Authority of Thurston County to take greater advantage of State and Federal housing grants and tax incentives.	1	2	1	1	1	1	2	2	1	1	13	



Housing Displacement Analysis for Lacey, Olympia, Tumwater, and Yelm: Community Outreach

ONLINE SURVEY PRELIMINARY SYNTHESIS OF FINDINGS

01/15/2024

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Introduction

A key aspect of this project involves assessing community insight, perceptions, and lived experiences around the impacts of livability, affordability, and displacement in Olympia, Lacey, Tumwater and Yelm. A robust data collection effort, including multi-lingual outreach via community anchors, focus groups, and an open-access multi-modal survey, sought to engage both those who have been frequently engaged as well as new perspectives and experiences not included in past policy and housing assessments conducted in the region.

Process

Uncommon Bridges developed two key approaches to gathering community input on housing accessibility and displacement pressures in the four participating cities: a series of affinity-based facilitated focus groups, and an open-access, multi-modal online survey distributed through community anchors and partner cities.

Multi-Modal Online Survey

The online survey was designed through a multi-modal platform, VideoAsk. VideoAsk allows questions to be posed through a captioned video/audio message. This increases access by having clear, verbal positioning of the topic and questions, allowing more access across a range of educational, literacy, and information processing spectra. Three open-ended questions were presented by video in both English and Spanish. Respondents had the option to respond by text, video, or audio, with the option to review their responses before submitting. Video and audio responses were limited to three minutes in length; there was no limit on text-based responses.

A primary landing page provided a project overview, clarity about how input will be used, regulatory compliance details, and some contextual framing of housing displacement.

The Survey itself allowed users to select English or Spanish to submit their responses. The questions posed were as follows:

English Language Version	Spanish Language Version
The cities of Olympia, Yelm, Tumwater, and Lacey are collaborating to tackle housing displacement and exclusion.	Las ciudades de Olympia, Yelm, Tumwater y Lacey estan unidos en la pelea contra el desplazamiento de las viviendas familiares.
They aim to analyze local policies that have caused social and racial disparities in housing. The three main types of displacement are:	Juntos, intentan analizar como las iniciativas locales en estas ciudades han causado desigualdades entre diferentes grupos sociales y raciales en la vivienda.
Physical: Forced moves due to eviction, foreclosure, or poor housing. Economic: Rising rents and property costs pushing families out. Cultural: Loss of community identity as services and institutions disappear.	Las maneras principales de el desplazamiento son: Desplazamiento fisico: Ocurre cuando alguien recibe una orden de desalojo, ejecución hipotecaria, o hay una falta de viviendas dignas.
Regulations like HB 1220 now require cities to promote housing equity. As they update their Comprehensive Plans for 2025, the Cities will incorporate anti-displacement strategies informed by community input, aiming for a fairer and more inclusive housing policy.	Desplazamiento economico: Ocurre cuando hay un gran aumento en el costo de la renta y el costo causa el desplazamiento de familias.

Your voices matter. The insights gathered will shape the future of housing policies for a fairer, more inclusive community for all. For our first question, please tell us, have YOU seen housing displacement show up in your community?	Desplazamiento cultural: Ocurre cuando hay una perdida en la identidad cultural de la comunidad mientras desaparecen servicios y instituciones. Leyes en el estado de Washington como HB 1220 requieren que las ciudades promueven iniciativas de viviendas que son justas y dirigidas a proteger contra el desplazamiento de familias. Ahora que las ciudades se preparan para revisar y actualizar sus planes generales, buscan participacion de las comunidades para informar las estrategias que protegen contra el desplazamiento de hogar. Incorporando las voces de la comunidad nos ayudará a crear protecciones de viviendas que son mas justas y inclusivas. Tus voz es importante, y la información que compartes ayudaran a informar como se hacen las leyes y iniciativas de vivienda para asegurar una comunidad inclusiva para todos. Para nuestra primera pregunta, cuentanos si ha visto el desplazo de vivienda en su comunidad? Como ha pasado?
Next, Are there policies or practices in your community that you think increase displacement risk?	Para nuestra proxima pregunta, dinos si cree que hay leyes o practicas que aumenta el riesgo de desplazamiento?
Finally, In your experience, who in your community has been displaced or is most at risk of displacement?	Finalmente, en tu experiencia, quienes en su comunidad esta a riesgo de ser desplazado de su hogar?

Compensation

Participants who completed the survey in its entirety were eligible for a \$25 gift card. Amazon Gift Cards were selected for their variety of use options, and due to the low fees which allowed for a maximum budget for community participant compensation.

Distribution

The Survey was distributed by email and through targeted flyers posted at identified locations in the four participating cities.

The City partners distributed the survey through the platforms they deemed most appropriate, including email lists, social media, and direct outreach.

Uncommon Bridges produced suggested outreach language in English and Spanish, a printable flyer in English and Spanish with a QR code, and shortened direct link (using bit.ly) to aid in ease of access to the survey.

Uncommon Bridges identified key community organizations to assist in email outreach:

- Timberland Library – branches in each participating city
- Virgil Clarkson Lacey Senior Center
- Evergreen College Veterans Resource Center
- Disabled American Veterans Ch 41
- Community Action Council
- Thurston County Food Bank
- Rebuilding Together Thurston County
- CIELO
- Hispanic Roundtable

Digital Access

To increase the accessibility of these surveys and mitigate the digital divide, Uncommon Bridges employed two strategies: (1) development of a tech support guide in Spanish and English, and (2) specific community partners to serve as a community location to provide access support.

All community organizations assisting with outreach were provided the Tech Support that they might opt to use to assist their respective audiences in participating in the survey.

Two key community partners agreed to provide digital access support to interested community participants: The Timberland Library (Lacey, Tumwater, Yelm and Olympia branch locations), and the Lacey Senior Center.

The Libraries were provided the printable flyers and tech support sheets. They offered Chromebooks with A/V capabilities that could be used by community members during any regular library hours.

The Senior Center identified two volunteers who were oriented to the project, and who hosted open hours at the Center on Tuesdays and Thursdays to assist tech-limited seniors in completing the survey.

Sample Outreach Language:

The four unique cities of **Olympia, Tumwater, Yelm, and Lacey** are coming together to identify and study local policies and regulations that have resulted in racially disparate impacts, displacement, and exclusion in housing for their residents.

No one understands the challenges of housing affordability better than those who face them daily. That’s why we’re inviting impacted and at-risk community members to share their story through a video or audio recording (up to 2 min), or written message via an easy-to-use online portal, available **in English and Spanish**. *These insights will directly inform the policy recommendations we make to local leaders, ensuring they reflect the true needs of our communities.*

For these valuable contributions, participants will receive a **\$25 gift card** while funds last.

Can you help participants share their story? I am reaching out today to connect with those who can help get the word out or provide technical assistance to people whose perspectives deserve to be included in this review of local housing policies. This might include:

- Putting up a flyer (attached)
- Sending an email message (option for email copy attached)
- Acting as a technical assistance site (community members may be referred to your location - tech assistance guide attached)

If you have any questions, please reach out to
Em Piro (Project Associate) at em@uncommonbridges.com or call 206-865-5210, or
Charlotte Jernick (Project Manager) at charlotte@uncommonbridges.com or call 206.971.6030 x114.

Thank you for helping make a meaningful impact in our South Sound region!

Data Integrity

In an effort to ensure that as many responses as possible reflected the local community, a password was introduced to discourage bots and AI responses. Data was also closely reviewed to filter automated responses and responses submitted from outside the South Sound region.

Synthesis of Preliminary Findings

Are people observing displacement?	Policies or practices increasing displacement risk	Who has been displaced, or is at highest risk?
------------------------------------	--	--

Overwhelmingly (>95%) Yes	Increase in cost of living	Communities of color
Observations that displacement has increased in recent years	Rent increases	Indigenous communities
Changes to economy are cited as a major factor	Poorly maintained rental housing	Manufactured home residents
Specifically in predominantly Black neighborhoods	Lack of affordable housing	Disability
Downtown Olympia	Increasing costs of building	Access to living wage
Specifically highlighting long-term residents being pushed out of housing	Gentrification: land and neighborhood improvements – “urban revitalization” – coinciding with luxury development and increased cost of living	Low income households
Relatives sharing a household (ex: adult children moving in with parents)	Increases in property tax	Single mothers, women and children
	Zoning laws	Seniors
	Rise of Air BnB listings	African American and Hispanic communities and households
	UGA expansion that prioritizes suburban development over affordable housing	Young people not in high-paying jobs
	Zoning for density has also led to an increase in luxury development	LGBTQ+ populations
	Lack of rent stabilization	
	Tax Increment Financing leading to influx of upscale businesses and development	
	Tax abatement programs for luxury developers	
	Permitting and cost requirements of developing affordable housing, especially in a SFH	
	Inaccessible social services	
	Speculative development	

	Zoning that limits affordable housing development	
	Building renovations	

Quotes:

When we went to city council meetings, they talked about numbers—property values, economic growth. But they never talked about us. It felt like our culture, our lives, and our stories didn’t matter in the face of development.

The story of housing displacement is a story of power and whose voices are heard. It’s not just about homes; it’s about belonging, dignity, and the right to exist in spaces we’ve built and called home for years.

I have also seen many community institutions such as restaurants and bars close down, some which are safe havens for folks with marginalized identities — an example of cultural displacement. Many people in my age range(30-40) from Olympia have moved to Centralia, Chehalis, Shelton in search of more affordable rent.

Olympia's policy of allowing unlimited density bonuses for developments that include affordable housing units has inadvertently increased displacement risk. Though this policy boost revenue generation but it also enable developers to build larger, more expensive projects that cater to affluent buyers.

Yelm's Urban Growth Area (UGA) expansion policies have heightened displacement risk by prioritizing suburban development over affordable housing and community needs.

December 12, 2024

Olympia, Lacey, Tumwater and Yelm Housing Displacement Analysis Affinity Groups

Accessory Dwelling Unit Affinity Group

On December 3rd, Uncommon Bridges facilitated a Housing Displacement Analysis Affinity Group, made up of a cohort of community members with direct lived or professional experience with Accessory Dwelling Units. Attendees to these meetings consisted of individuals that worked in construction and real estate trades as well as individuals who with own or live in accessory dwelling units. The group discussed ways in which ADU's may help in addressing displacement, issues that they have noticed affecting ADU construction and affordability, and how ADU's may help solve for other issues that the public faces with the Washington housing system.

COHORT ATTENDEES:

- Mary Barrett, Community Member
- Jessie Simmons, Olympia Master Builders
- Chris Lester, Thurston County Realtors
- Doug Mah, Thurston Chamber of Commerce
- Lisa Mikesell, Community Members

Uncommon Bridges followed the agenda below:

- Welcome
- Meeting Purpose & Review
- Understanding Housing Displacement (physical, economic, cultural) and Comprehensive Plans
- How Input Will Be Used
- Questions
- Final Reflections & Adjourn

KEY THEMES

Uncommon Bridges led a discussion on ADUs which led to the facilitators identifying key themes and concerns of group members. Those concerns broadly fell under these categories:

- ADUs provide long term, multi-generational investment opportunities.
- Building and zoning polices/regulations are seen as significant hurdles to siting and developing more ADUs.
- ADUs can be a solution in the long-term elder care crisis as the American population ages.
- Municipal infrastructure and staff capacity may be reducing the speed of ADU permit review.
- ADU owner and builder relationships are more about collaboration and customization, and less marketing and mass production.

Within these themes the facilitators and the group discussed the most important ideas to share with the 4 participating cities.

- The City of Lacy has an effective and streamlined ADU process. Other cities maybe served to draw inspiration from this process.
- Lists of ADU builders on government websites could help connect builders to interested parties.
- Imaginative education materials around ADU uses are needed.
- ADUs are just one small part in addressing the housing crisis.
- The cities should investigate ways to streamline permit processes.
- The cities should find ways to help small developers.
- There is a deep need for more housing diversity.
- ADU affordability raises the conflict between affordability and owner returns.
- Usually, ADU owners need help paying off the loan so affordable construction costs are crucial.
- Rebates for ADU construction are ineffective for both owners and small builders.



ADUs Provide Long Term, Multi-Generational Investment

- Societal perceptions on multifamily housing
- Adult children currently have difficulty finding housing currently
- Owners may take a lower ROI for renting to family/friends
- ADUS could provide a built-in support system
- ADUs give flexibility for housing needs over the lifetime*
- Many consider buying properties that could have future ADU builds located on them
- ADUs can create urban density with multi-generational household's mind

Permanent Affordability

- Supplement existing community service infrastructure
- Housing cost burden is high for everyone
- Tax structures should be reevaluated to make this more advantageous to builders
- Multiple ADUs collocated on a property
- Integrate case management services

Collocating services geared towards individuals that need supportive services

- Housing as a foundation for other needs
- There are many factors to displacement
- Maximize supply
- Are the savings to development passed on to the consumer
- Investment and housing can be conflicting interests
- Regulating ADUs and delivering low rents is a difficult issue

Building & Zoning Policies/Regulations Provide Significant Hurdles

- Rural ADUs need more attention
- Households used commuting to address rising rents (this is displacement)
- ADUs densify areas
- Preconstruction costs are high
- There need to be economic opportunities to prevent displacement
- Overall housing densification
- Need to supplement ADUs with higher density development
- Many of the issue ADU owners have are similar to large scale developers
- Potential low interest loans for ADU construction
- Regulation review for efficacy
- ADUs provide a path out of housing segregation
- Prepackaged ADU processes speed up complications
- About 25% of the final cost of housing is regulation
- Incentives to create more ADU buyers

Provide Care Structures

- Family can help provide care structures to ADU residents
- Solutions for ageing complications such as degenerative illnesses
- Interpersonal conflicts can also lead to vulnerable people being displaced
- Potentially located near more health services, providing opportunities to those more vulnerable to homelessness

Municipal infrastructure and capacity are an issue

- Sidewalks, sewer connection can be expensive in rural communities
- Building in rural communities may stress services
- Pre-approved design v existing structures
- Staff capacity needed

ADU owner and builder relationships provide an opportunity for collaboration

- ADU's could be part of a home "remodel"
- ADU construction is a Niche field and those offering construction services are few.
- Builder training for ADUs
- Many ADUs are built with already existing buyers

November 21, 2024

Olympia, Lacey, Tumwater and Yelm Housing Displacement Analysis Affinity Groups

Summary

On November 21st, Uncommon Bridges facilitated a Housing Displacement Analysis Affinity Group, made up of a cohort of with residents of the 4 member cities that represent low-income residents or housers in the area. This meeting covered concerns, perspectives, and potential solutions the participants had around displacement and housing in Olympia, Yelm, Tumwater, and Lacey. Themes discussed included preventative measures, policy and practice considerations, and who is being displaced.

COHORT ATTENDEES:

- Berenice Hartt Plazas, Thurston County Food Bank
- Kim Piper, Property Manager
- Eileen Dalton, SPS Habitat for Humanity
- KayVin Hill, Lived Experience Advisory Board, Thurston County
- Faith Foote, Sound Legal Aid
- Ron Baugh-Schlossberg, Sound Legal Aid

Uncommon Bridges followed the agenda below:

- Welcome
- Meeting Purpose & Review
- Understanding Housing Displacement (physical, economic, cultural) and Comprehensive Plans
- How Input Will Be Used
- Questions
- Final Reflections & Adjourn

Uncommon Bridges led a discussion on housing displacement using a Mural Board to capture the comments from the cohort members. The group shared feedback and recommendations given their unique lived experience and perspective.

KEY THEMES

Participants shared their reflections, recommendations, and insights on the specific housing pressures they face, issues specific to low-income home communities, and what they would like cities to do to address these challenges. Key themes from the conversation are listed below.

- Displacement can happen to anybody.
- Economic impacts drive displacement.
- There are significant language barriers - landlords do not or cannot effectively communicate eviction notices and warnings.
- There is a high correlation between displacement and homelessness.
- Displacement is escalating throughout the county.
- Watch the model that Thurston Regional Planning Council has put in place is creating change faster to learn best practices.
- The perceived social safety net doesn't exist.
- We need a greater focus on houselessness prevention.
- There is a need for municipal collaboration on providing housing services.

Group Discussion

To construct key themes, our team organized and analyzed the following 4 main topics that emerged from the discussion:

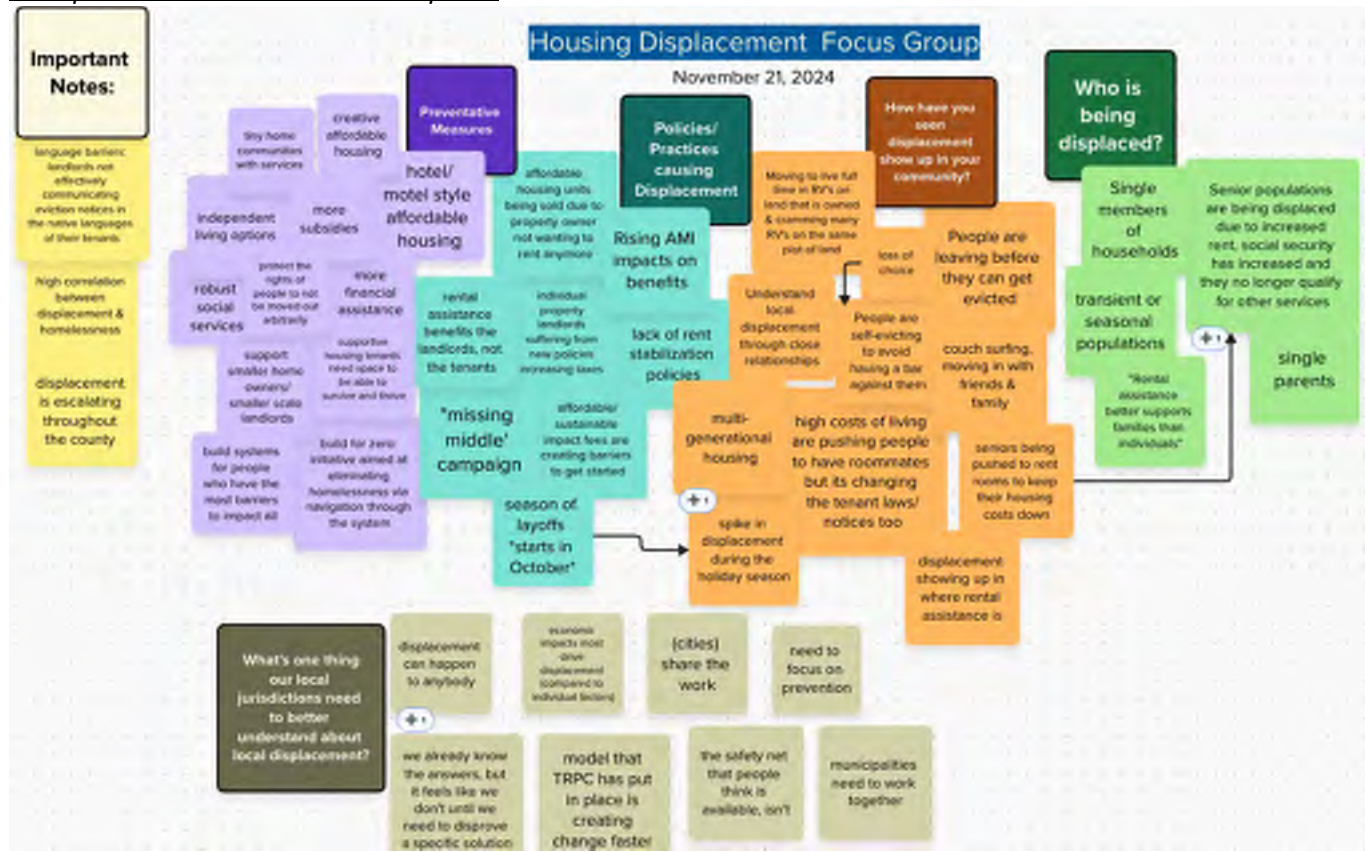
Preventative measures - In order to prevent displacement, there is a need to focus more heavily on prevention rather than react.

Policies causing Displacement - Participants identified a number of policies that create the conditions for displacement or actively make it worse.

How have you seen displacement in your community? - Participants shared ways in which they have experienced or viewed displacement happening in their lives.

Who is being displaced? - Participants shared their views of what characteristics make households vulnerable to displacement.

Group Discussion Mural Transcription



Preventative measures

- Hotel/motel style affordable housing
- More creative affordable housing
- Tiny home community with services
- Independent living options
- Robust social services
- Protect the rights of people to not be moved out arbitrarily
- More financial assistance
- Supportive housing tenants need space the be able to survive
- Build for zero: initiative aimed at eliminating homelessness via navigation through the system
- Build systems who have the most barriers to impact all.
- Support smaller homeowners/ small scale landlords
- Robust social services
- More subsidies

Policies and Practices causing displacement

- Affordable housing units being sold due to property owner not wanting to rent anymore

- Raising AMI has an impact on benefits
- Rental assistance benefits the land landlords, not the tenants
- Individual property landlords suffering from new policies increasing taxes
- Affordable sustainable impact fees impact fees are creating barriers to get started
- Season of layoffs starts in October

How have you seen displacement show up in your community?

- People leave before they get evicted
- Moving to live in RVs on land that is owned and cramming many RV's on same plot of land
- Understand local displacement patterns through relationship building
- People are self-evicting to avoid having an impact on their credit
- High costs of living leads people to have more roommates but buildings change their roommate allowances
- Spike in displacement during holiday season
- Multi-generational housing
- People have fewer options for where to live
- People couch surf (non-visible homelessness)

Who is Being Displaced?

- Single members of households
- Transient or seasonal populations
- Rental assistance better supports families than individuals
- Single parents
- Senior populations

November 21, 2024

Olympia, Lacey, Tumwater and Yelm Housing Displacement Analysis Manufactured Home Community Affinity Group

Summary

On November 21st, Uncommon Bridges facilitated a Housing Displacement Analysis Affinity Group, made up of a cohort of manufactured (or mobile) home stakeholders, including residents, property management, development, advocates, and civic leadership. The participants provided insights, feedback, and recommendations to the cities of Olympia, Tumwater, Lacey and Yelm regarding specific pressures and opportunities regarding housing for the updated Comprehensive Plan. Key themes that emerged from the discussion focused around the differing rates of displacement between small-scale operators and private equity firms as landowners, legal paths, physical and economic entrapment.

COHORT ATTENDEES:

- Stephen Becker, Senior Manufactured Home Community (SMHC) Resident
- Sharron Cornwall, property manager
- Donna Daniels, SMHC Resident
- Karen Gregerson, SMHC Resident
- Richard Gregerson, SMHC Resident
- Ed Hildreth, civic leader
- Diane Houston, SMHC Resident
- Kyle Taylor Lucas (Tulalip/Snohomish), MHC Resident
- Kathy McCormick, SMHC Resident
- Kevin McCrea, Property developer
- Dean Perryman, MHC Resident
- Anne Sadler, Association of Manufactured Homes
- Laura Scheffer, MHC Resident

Uncommon Bridges followed the agenda below:

- Welcome
- Meeting Purpose & Review
- Understanding Housing Displacement (physical, economic, cultural) and Comprehensive Plans
- How Input Will Be Used
- Questions
- Final Reflections & Adjourn

Uncommon Bridges led a discussion using a Mural Board to capture the comments from the cohort members. The group shared feedback and recommendations on housing policy and what measures they would like to see incorporated into the comprehensive plan.

KEY THEMES

Participants shared their reflections, recommendations, and insights on the specific housing pressures they face, issues specific to manufactured home communities, and what they would like cities to do to address these challenges. Key themes from the conversation are listed below.

- Small-scale operators and private equity firms as landowners
- Land ownership options and barriers
- Legal paths and challenges
- Physical and economic entrapment
- Role of cities to respond to resident needs
- Availability of quality affordable housing
- Specific impacts and access to advocacy for communities of color

Group Discussion

To construct key themes, our team organized and analyzed the following 4 main topics that emerged from the discussion:

Land Ownership

- All residents shared how the increase in private equity ownership in recent years has led to rapidly rising costs of living in MHC. Some have explored community land trusts (CLTs) but find the setup and structure challenging with existing financial burdens and pressures. Participants reported that private equity firms openly reported fee-based capital gains.
- Residents noted that a preferred model is private ownership of the land by local, family-owned operations with on-site management. They found that establishing rapport with owners led to greater transparency, care for the parks, and tenancy continuity. Participants want cities to ease up local restrictions that make it difficult for local, family-owned landowners to manage parks. Cities could support residents in forming cooperatives or CLTs to be prepared to exercise right of first refusal and manage properties independently.

Legal Paths

- Participants shared the role that rent caps could play in managing rising costs and noted that this could increase the likelihood of landowners to sell the park. Discussion of group buying options pointed out that existing tenants have the right of first refusal, but this is often not recognized by landowners.
- Participants want cities to put moratoriums on properties as they transition through zoning changes, a 10-year manufactured zoning overlay, opportunity to compete to purchase, use of eminent domain as a means of preserving a manufactured home park from being redeveloped, low-income and social housing designations, mixed-income communities, and for cities to explore options around rent caps and tax breaks that disincentivize price gouging.

Physical and Economic Entrapment

- Participants described their situation as “Impossible to move, Impossible to stay.” As landowners increase rents and underinvest in utilities such as electric, water, and waste management, the value of the property decreases and owners are locked in. Insurance companies prevent moving companies from relocating manufactured homes due to the associated risks.
- Participants want cities to support upgraded utilities and infrastructure and promote incentives for park owners to improve their properties.

Group Discussion Mural Transcription

Important Notes and Other Factors

Specific issues of systemic forces that impact access

- Appropriate voice and representation of impacted people, especially of color
- Fewer manufactured homes available
- Role of social media
- Role of AI to set rents

Show up to testify at City Council

Land Ownership:

- Many elders/seniors specifically impacted
- Private equity
- If there's a rent cap, owners will sell the park
- Yearly rent increases immediately after buyout
- Owners not selling because the ROI from rent is too good
- Those working on solutions – ex Nonprofits (HWL) – push for solutions that don't match the real needs
- Group purchasing – but difficult to organize
- Transparency (starred)
- Local ownership
- Management company vs On-site management - tensions
- Fewer of these available
- Some bad actors are local
- Owners not selling to coop because of larger offers from private companies (starred)
- Sell to a hedge fund, who sells to Coop at profit
- Some bad actors are local
- Mom and Pop consistently more affordable vs Private equity (local and out of town)
- Rapport with owners

Legal Paths:

- Lease stability
- Rent caps/control (starred)
- Swap rental limit caps for tax breaks elsewhere
- Price fixing suits
- Opportunity to compete to purchase
- Forming a cooperative
- Eminent domain
- We need a moratorium on our property until the park preservation goes through, zoning us as a mobile home park.

- 10-year manufactured zoning overlay
- Social housing categorization
- Remove parking minimums
- Smaller fire trucks
- More infill without restrictions on unit count
- Mixed income communities (starred)
- Background requirement barriers

Physical and Financial Barriers:

- Cost of moving (starred)
- Physical barriers to moving the purchased home
- When rent goes up, people can't sell the house (locked in)
- Movers unwilling to move due to liability
- High up-front investment costs (ex: purchasing a home) already paid
- Recouping the investment (starred)
- Identifying comparably affordable housing
- Impossible to sell
- More availability than demand
- Rent increases = lost value
- Impossible to move
- Local restrictions make it harder for mom and pops
- Electrical capacity

December 10, 2024

Olympia, Lacey, Tumwater and Yelm Housing Displacement Analysis Military Affinity Groups

Summary

On December 10th, Uncommon Bridges facilitated a Housing Displacement Analysis Affinity Group, made up of a cohort of military-connected households including veterans, dependents, and service providers. The participants provided insights, feedback, and recommendations to the cities of Olympia, Tumwater, Lacey and Yelm regarding specific pressures and opportunities regarding housing for the updated Comprehensive Plan. Key themes that emerged from the discussion focused around coordination of resources and tenant protections.

COHORT ATTENDEES:

- Michael Klos, Special Operations Veteran and Liaison With Disabled American Veterans Chapter 41
- Mohammad Mahis, Veteran US Army Combat Interpreter
- Thomas Mason, Disabled Desert Storm Veteran
- Katherine Jane Mitchell, Military Dependent
- Victoria Lin Vazquez, Military Dependent

Uncommon Bridges followed the agenda below:

- Welcome
- Meeting Purpose & Review
- Understanding Housing Displacement (physical, economic, cultural) and Comprehensive Plans
- How Input Will Be Used
- Questions
- Final Reflections & Adjourn

Uncommon Bridges led a discussion using a Mural Board to capture the comments from the cohort members. The group shared feedback and recommendations on housing policy and what measures they would like to see incorporated into the comprehensive plan.

KEY THEMES

Participants shared their reflections, recommendations, and insights on the specific housing pressures they face, issues specific to military households, and what they would like cities to do to address these challenges. Key themes are listed below:

- The VA's coordination of housing services is lacking capacity and efficiency.
- There are intersecting factors that make finding housing as an active duty, veteran, or dependent (ex. Claiming both disability and veteran benefits for proof of income.)
- There is an inconsistency of benefit access across service members and their families
- The city should serve as convener of resources to support the gaps left by the VA and other support agencies.
- Tenant protections are needed to ensure military households can't be discriminated against for housing based on the non-traditional nature of their income source.
- Social isolation is a part of living in a civilian community as a military or veteran household, making transportation routes and transit options key during new construction.
- There is an opportunity to leverage private funding for military households to support affordable housing construction efforts. (i.e. Foundations)

To construct key themes, our team organized and analyzed the following 4 main topics that emerged from the discussion:

Coordination of Resources

- Participants emphasized breakdowns in resource and benefit awareness, availability, and accessibility. These breakdowns result in military benefit recipients being unable to access their benefits, declined housing, and a disproportionate burden upon military households when attempting to navigate benefits that support housing access.
- Participants recommended cities act as resource conveners, equip expert staff positions to support resource navigation, and establish stronger, more reciprocal relationships between municipalities and Veterans Associations.

Renter Protections

- Participants described experiences of being denied housing due to lack of awareness from landlords about military benefit structure, price fixing based on publicly available information about military compensation and housing allowances, age discrimination, and challenges connecting with property management representatives as the sector shifts to more corporate ownership.
- Participants recommended that cities identify ways to monitor income verification, establish local ordinances to enforce attainable income verification, and address price fixing.

Provider Competence

- Participants shared their desires for service providers to serve as advocates when addressing barriers to housing, as well as the challenges they face working with providers, including misinformation about benefits, out-of-date information, difficulty connecting with knowledgeable service providers, referral loops, and overall lack of coordination between providers.
- Participants brainstormed trusted supports and providers during the meeting.
- Participants called on cities to establish reciprocal relationships with the Veterans Association specifically, where the VA supports the city in understanding the needs of the military community, and cities aid the VA in serving as housing advocates. They also suggested the city support professional positions with expertise in the nuances of navigating military benefits.

Comprehensive Approach

- Participants shared the specific impacts felt by intersecting factors, especially disability and veteran status. They recognized inconsistencies in how statuses are determined and the impact on benefits and housing access, as well as the importance of coordinated services that recognize the compounding impacts of physical and mental health, age, immigrant status. They shared the specific challenge when military households transition from active duty to veteran, and the experiences of social isolation. They highlighted the prominence of word of mouth as a key method of accessing housing and navigating benefits.
- Participants reiterated the importance of transportation, housing, and social services being factored together when planning for cities that are accessible for people of all mobilities and abilities.

Group Discussion Mural Transcription



High Level Themes:

- Transportation + Housing accessibility + Disability impacts
- Renter Protections
- Coordination of Resources (starred)
- Cities need to be expert conveners of resources and structures

System Failures:

- Tax-free income not recognized by property management
- Accepting military benefits as proof of income
- VA comp does not equal basic cost of living
- Price fixing
- Public information re: rank and pay, housing allowances – can impact rental decisions
- Predatory practices
- Lease amounts change based on publicly available info on income
- Chapter 35 – accepting the benefit as consistent income
- Benefit status changes – impacts stability of other family members
- Not accepting beneficiary income from a young person

Role Impacts:

- Intersecting forces – ex: disability + veteran status (starred)
- Veteran vs Active Duty – different experiences
- Transient nature of military – can lead to instability
- Military + Newcomer status
- For Ch35 dependents – relationship with provider
- FT Parenting, even with veteran status, impacting income stability/employment
- Different types of disability – ageing and physical, and physical housing needs
- Impact of crisis
- Perception/impacts of intersecting issues (recovery + veteran)
- Compounding pressures can lead to impacts on wellbeing/breakdowns
- Ex: Inaccurate information can feel devastating
- Transition from built-in military community to isolation upon retirement is impactful (starred)
- Challenges in transition from military to civilian housing (starred)

Services:

- Medical, chiro, acupuncture – making use of all these services
- Ability of support entities to advocate for housing rights/protections
- Inconsistencies across Veterans Service providers – those that lack resources
- Reductions in services > vets impacted first
- Seemingly arbitrary categorizations of benefits access (ex: disability percentages)
- On retirement, loss of connections/network
- Awareness ex: PACT Act
- Breadth of outreach
- Social worker awareness of available programs

- Involvement of MH professionals in emergency response
- Insider Knowledge - when outsiders (non-military households) lack awareness
- Impacts of miscommunication/lack of understanding impacts access to services (starred)
- Role and responsibility clarity & distribution
- Endless referrals
- Shortage of skilled providers, esp. Crisis
- VA is not proactive (starred)
- Burden of understanding benefits
- Shifts/changes in benefits structures
- Responsibility falls on service recipient to provide documentation
- Inconsistency of services (ex: Evergreen vs other service centers)

Larger Issues:

- Housing availability
- Environmental impacts compounding housing access
- Property management vs other landlord types (starred)
- Corp vs Independent
- Direct relationships yield different outcomes
- Safe and secure housing
- Accessibility of loans to attain secure housing
- Quality of available housing
- Transient communities and locations of available housing and services

Key Relationships:

- WA State Dept of VA
- Thurston Veterans Assistance Group
- Funded via property taxes
- Word of Mouth (starred)
- American Legion
- Veterans of Foreign Wars (VFW)
- Special Forces Association
- Disabled American Veterans
- Gary Sinise Foundation

Ideas & Solutions: Local Government Can...

- Need area: VA Liaison - access to the right person to assist with a given issue (starred)
- Comp plan mandated?
- Local/State Ordinance mandating property mgmt. companies to stop dismissing fixed income veterans 3x monthly rent gross income
- Section 8 + Vet Disability Rating as Monthly Net
- Rent increases with COLA negate the benefit
- Adaptability/Nuance of property managers with proof requirements (ex: deceased benefit provider)

- Written follow-ups with up-to-date information
- More aware, local positions staffed
- Public/Private Partnership
- Build relationships with Foundations to provide affordable housing
- Get more Randy Kelly's (Evergreen VA Resource Officer)
- Great at providing direct support to navigate resources and benefits
- Staff who are experts in veterans benefits and the nuances they can have
- Alleviating burdens on beneficiaries
- Training - knowledge about breadth of available resources
- Matched, Reciprocal relationships bw Municipalities and Vas
- Integrated access to public transport, housing access, and shared/community spaces



TRANSPORTATION ELEMENT

City of Lacey





City of Lacey Transportation Element

CITY OF LACEY TRANSPORTATION ELEMENT





CHAPTER 1: INTRODUCTION

This Transportation Element provides background information about Lacey’s existing transportation system and the transportation improvements needed to support growth over the next 20 years. Lacey is investing in a long-term transportation vision to foster economic vitality and improve quality of life while supporting future growth. This plan will guide improvements to Lacey’s transportation system to enhance inclusivity and responsiveness to land use, promote economic vitality, and fulfill the community’s vision for the future of Lacey.

Purpose

The purpose of the Transportation Element is to provide a long-term vision for Lacey’s transportation system, building upon the City’s existing qualities and maintaining a welcoming community for people to live, work, visit, and play. This element will incorporate community values into overarching goals, ensuring these values guide investments as Lacey grows and evolves. This Transportation Element will integrate Lacey’s previous planning efforts while emphasizing active transportation connections, accessibility for all, and roadway safety.

Planning Requirements

Washington State is experiencing significant growth that is expected to continue over the next two decades. The Washington Growth Management Act (GMA) requires jurisdictions to plan for growth through regular Comprehensive Plan updates, including Transportation Element updates. The GMA requires growing areas to use comprehensive planning tools to accommodate and manage forecasted population and employment growth. Specific requirements are outlined in Washington State Department of Commerce’s Periodic Update Checklist for Fully-Planning Cities and in the Thurston Regional Planning Council’s Comprehensive Plan Review Guidance & Certification Checklist.



Partnering Agencies

Lacey will continue to coordinate planning efforts, including this Transportation Element update, with other agencies and government bodies who have an interest in Lacey's transportation system.

Organization

The Transportation Element is organized into the following chapters:

1. **Introduction:** Provides an overview of the Transportation Element.
2. **Transportation Planning Context:** Describes the current state of Lacey's transportation network for all modes and identifies current challenges and trends.
3. **Public Outreach:** Details outreach results from the Comprehensive Plan update related to the Transportation Element.
4. **Transportation Goals and Policies:** Introduces transportation goals and the supporting policies to guide City staff and elected officials to achieve the overall transportation vision and accommodate planned growth.
5. **Future Transportation System:** Details how Lacey's transportation system is expected to operate in the future without further improvements and establishes level of service standards and guidelines for each mode.
- **Transportation Project List:** Provides a capital project list to help Lacey work towards the future transportation vision.
6. **Funding and Implementation:** Evaluates Lacey's projected financial capacity for transportation improvements and provides guidance on implementing the plan.



CHAPTER 2: TRANSPORTATION PLANNING CONTEXT

Existing Transportation Plans

City-Wide Plans

The previous Transportation Element, which was called the 2030 Transportation Plan, was adopted in 2012 and served as a guide for the improvement and expansion of the transportation system to meet the demands of future growth through 2030. Along with establishing Lacey's future transportation vision and goals, the plan outlined a list of transportation projects to address capital improvement needs.

In 2018, the Lacey City Council adopted the Pedestrian and Bicycle Plan, which inventoried existing facilities, identified deficiencies, and provided a list of capital improvements to move forward.

The City of Lacey updates its Six-Year Transportation Improvement Plan (TIP) annually as part of the Capital Facilities Plan (CFP), which is required by the State. The 2025-2030 TIP was informed by the 2030 Comprehensive Plan and identifies near-term improvements to the transportation network with allocated funding for each year. The TIP is designed to provide a framework for Regionally Significant Projects or projects that are expected to have State or Federal funding. These projects include corridor and intersection improvements, and investments in active transportation infrastructure. Projects within the TIP are not required to be financially constrained to secure funding and may include reasonable sources of funding such as grant opportunities.

The City adopted a Safety Action Plan in 2025 which reviewed historic data, set a goal to implement a holistic, well-defined, equitable strategy to reduce roadway fatalities and serious injuries on City roadways by 2030, evaluated countermeasures and projects to address priorities, and identified programs, policies, and strategies moving forward.

Subarea Plans

The City has also adopted plans to define development strategies for subareas within the City that were consistent with the development vision from the previous Comprehensive Plan. The Woodland District Strategic Plan (2013) identified transportation system goals for



the area north of Lacey Boulevard and west of College Street. The Depot District Subarea Plan (2018) focused on the area around the Lacey Boulevard/Pacific Avenue one-way couplet south of Saint Martin’s University. Goals and projects from both plans centered around introducing land uses that require less vehicle dependency, redesigning roads to include elements of Complete Streets, adding active transportation facilities and mid-block crossings, and improving safety.

Corridor Studies

In 2005, the “College Street, Evaluation of Options” study identified several improvement alternatives along College Street. A follow-up study in 2009, “College Street Improvements Final Report,” identified specific cross sections and intersection improvements to be constructed in phases between Lacey Boulevard and 37th Avenue SE. The City is currently working on Phase 3 of the construction process. Phases 1 and 2 included completing one portion of the study from 18th Avenue SE to 25th Avenue SE and included a roundabout at 22nd Avenue SE.

TRPC is leading ongoing studies of the Martin Way Corridor, a key route connecting Lacey and Olympia. A survey conducted in 2020 found that the top transportation concerns of people who use the corridor include: safety for all users, traffic flow, lack of crossing opportunities, and accessibility for people with disabilities. Concepts under review include wider sidewalks, buffered bike lanes, pedestrian crossings, better transit stops, and land use strategies to support affordable housing. As part of the ongoing analysis, TRPC is developing a Martin Way Crossing Strategy plan to identify potential pedestrian improvements. These studies are still in the planning phase and have not been adopted.

In 2015, an Interchange Justification Report (IJR) for the I-5/Martin Way and I-5/Marvin Road interchanges was prepared to analyze traffic, safety, and connectivity to support potential improvements. The IJR recommended an interchange update to the Martin Way interchange configuration, a Marvin Road diverging diamond interchange which was constructed in 2020, and the IJR notes potentially considering a future interchange at Carpenter Road depending on future operations at the other two interchanges. Additional I-5 improvements are being studied by WSDOT from Marvin Road to Mounts Road.



Thurston Regional Planning Council Regional Transportation Plan

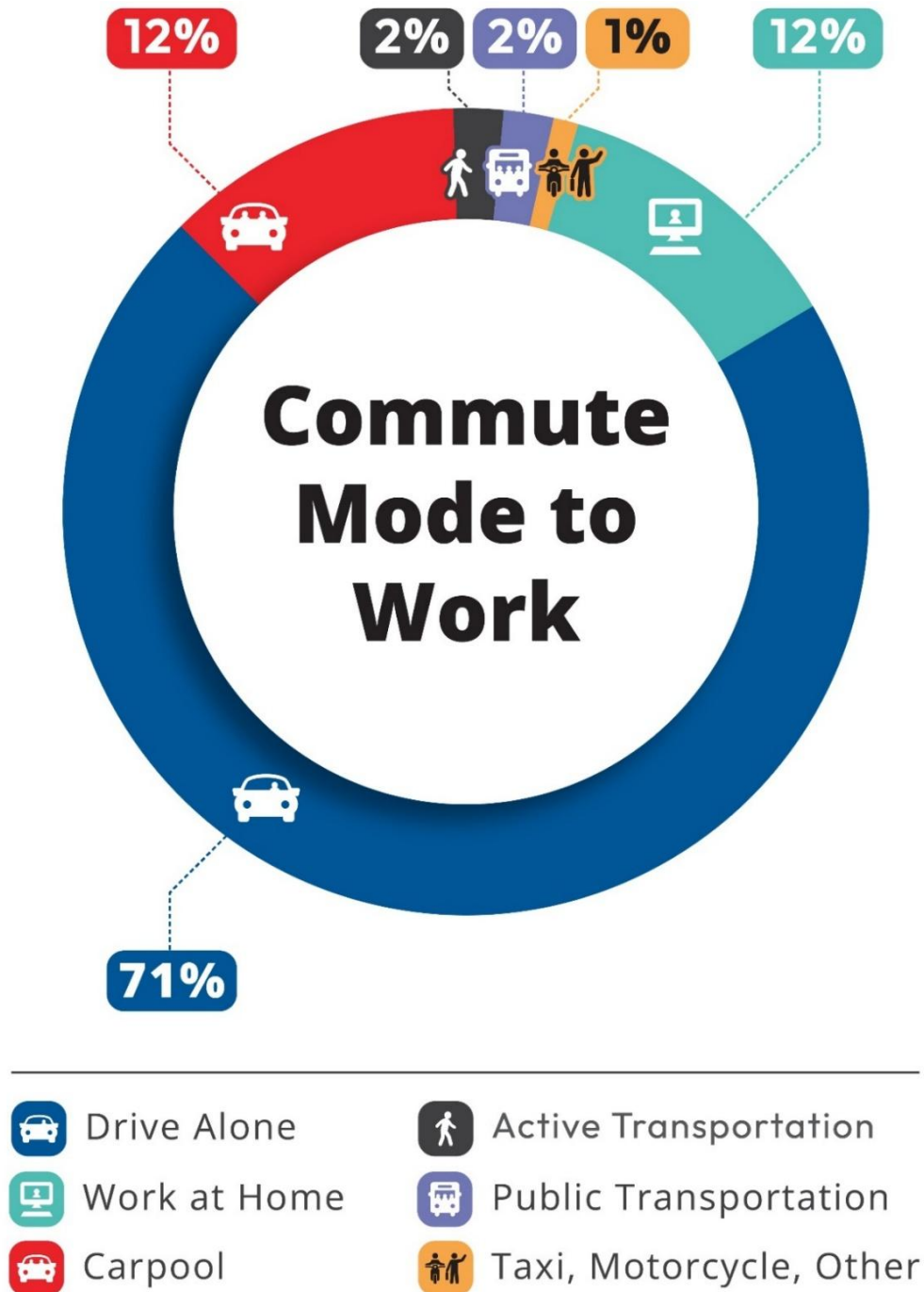
Lacey's long-range transportation plan must also be consistent with the Regional Transportation Plan (RTP) which is developed by Thurston Regional Planning Council (TRPC). The RTP is a long-range (20-year) transportation plan and is updated about every four years. The RTP defined projects within Lacey that impact the movement of people and vehicles at the regional scale. This Comprehensive Plan update cycle will focus on consistency with the current 2045 RTP as TRPC works on the 2050 RTP.

Transportation Network Overview

Lacey's transportation system includes facilities for all modes of transportation including freight mobility and people walking, bicycling, driving, or taking public transit. The following sections of this chapter inventory Lacey's transportation system at a high-level, evaluate service for all modes, and look ahead to future opportunities.

Commuting data is visualized in **Figure 1** (American Community Survey, 2022). Work-related trips in Lacey reveal a significant reliance on driving alone, with 71% of commuters choosing this option. A total of 5% of commuters use active transportation, public transit, or other methods like taxis and motorcycles. These values represent those who live in the City's census areas and work in or outside of the City. They do not include people who commute to or through Lacey from other jurisdictions, or who work from home.

Figure 1: Commute Mode to Work



Source: United States Census Bureau 5-year ACS S0801, 2022.



The system includes city streets, sidewalks, bike lanes, trails, freight routes, rail, and public transportation facilities and amenities. State Route 510 (Marvin Road south of I-5 and Pacific Avenue east of Marvin Road) is the City’s only State Route facility. An inventory of all transportation facilities provides a basis for effective planning.

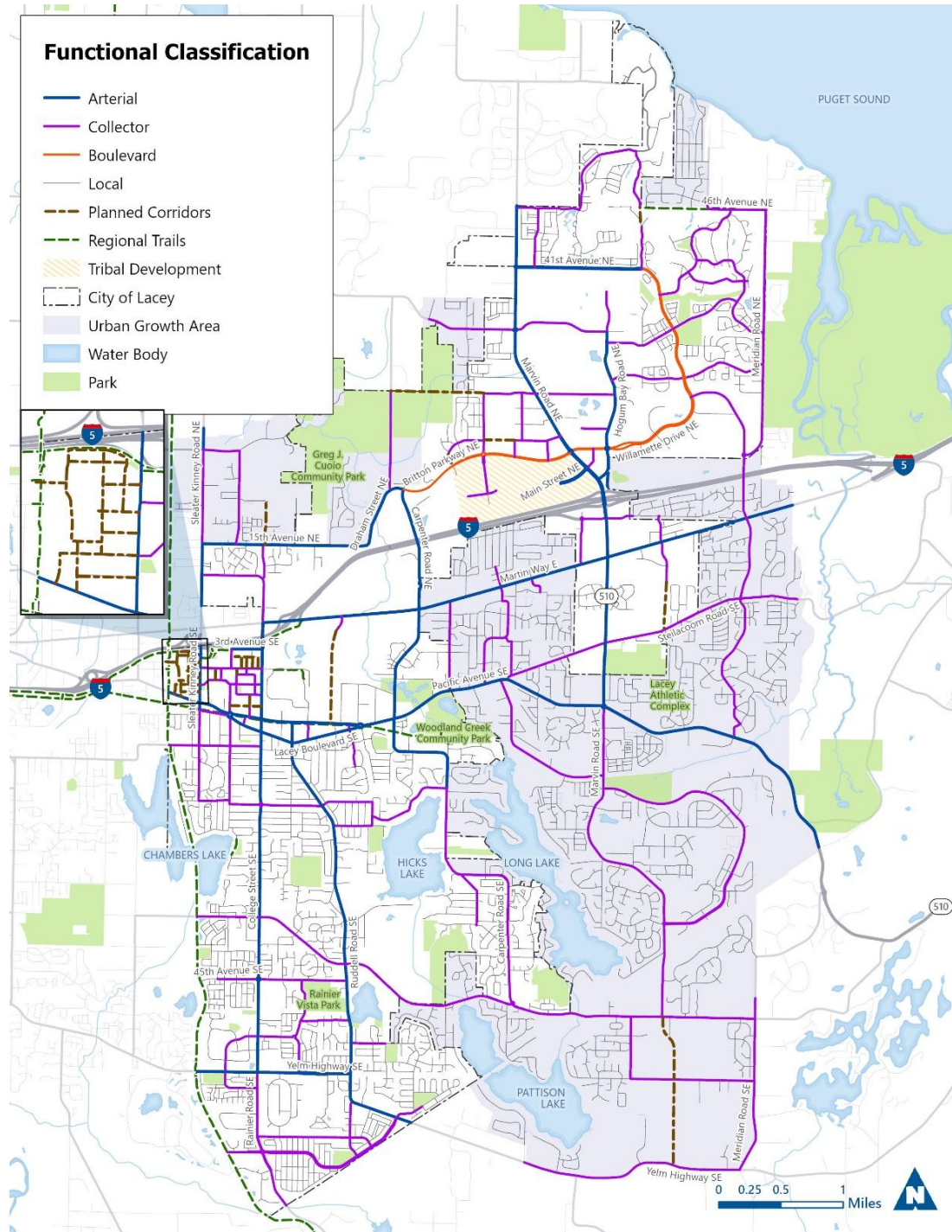
The City classifies roadways into Boulevards, Arterials, Major Collectors, Minor Collectors, and Local Streets, as shown in **Table 1** and displayed in **Figure 2**. The designations for new roadways are provided by the City Engineer and each classification has required design standards. Examples of each roadway type and the intended uses are described below.

Table 1: Functional Classification of Roadways

Functional Classification	Description
Boulevards	Boulevards are intended for the efficient movement of people and goods. They have limited access and controlled intersections. The design standard has planter strips for trees and landscaping.
Arterials	These streets tend to carry the highest volumes. They have limited access and controlled intersections. Arterials also serve regional through trips and connect Lacey with the rest of the region.
Major Collectors	Major Collectors primarily connect Minor Collectors to Arterials. They serve as transition roadways to and from commercial, industrial, or residential areas and have a moderate level of access control.
Minor Collectors	These streets distribute trips between Local Streets to Major Collectors and Arterials. They tend to have lower volumes and speeds, and do not include turn lanes.
Major and Minor Local Residential, Private, and Alleys	Local Streets provide circulation and access within residential neighborhoods or retail areas.

Note: The City designates roadway functional classification based on multiple factors including land uses. Some descriptions may not align with existing functional classifications.

Figure 2: Roadway Functional Classification





Active Transportation Network

The 2018 Lacey Pedestrian and Bicycle Plan is the City's first Pedestrian and Bicycle Plan. It presents policies, programs, and infrastructure recommendations that aim to improve the City's walking and biking networks. The plan is focused on connectivity, safety, and comfort so that people of all ages and abilities can safely access the many great community assets within the City of Lacey and its Urban Growth Area (UGA).¹ The plan centers around three guiding principles:

- **Make it safe**
- **Make it connected**
- **Build momentum**

This section of the Transportation Element will provide high-level active transportation inventories as of 2024 and re-evaluate the level of service for active transportation facilities in line with multimodal level of service (MMLOS) requirements from the State Legislature.

Some barriers to using the available active transportation network include missing facilities, missing crossings along long stretches of busy roads, perceived safety concerns, and maintenance deficiencies. Other barriers include facilities that do not comply with Americans with Disabilities Act (ADA). The City is committed and required to provide an accessible transportation system and continues to work through its ADA Transition Plan to remove existing physical barriers within the transportation system.²

Inventory

Lacey's active transportation network consists of sidewalks, crosswalks, trails, bike lanes, sharrows, and shared use paths. Generally, sidewalks are available along many arterials, streets near commercial land uses and in newer subdivisions. Older residential areas often include incomplete sidewalks and sidewalks in need of repair. There are roughly 270 miles of sidewalks within city limits and 90 miles of sidewalks within the Lacey UGA. Within the

¹ https://cityoflacey.org/wp-content/uploads/sites/3/2024/02/TRANSPORTATION0912_2018_Lacey-Pedestrian-and-Bicycle-Plan-reduced.pdf

² <https://cityoflacey.org/americans-with-disabilities-act-ada/>



UGA and city limits, there are no sidewalks on 43% of the street network with 15% of streets having sidewalks on one side and 42% having sidewalks on both sides. Regional shared-use trails such as the Karen Fraser Woodland Trail and Chehalis Western Trail, connect the City of Lacey to areas north, south, and west in Thurston County, Olympia, and beyond. This network of sidewalks and trails is complimented by a bicycle network with bike lanes, shared lane/sharrows, and wide shoulders. There are 40 miles of striped bike lanes and these constitute 38% of the arterial and collector network within city limits and the UGA.

Figure 3 shows the pedestrian network including sidewalks and trails, and **Figure 4** shows the bicycle network including bike lanes and trails based on the latest data available.

Figure 3: Existing Pedestrian Facilities

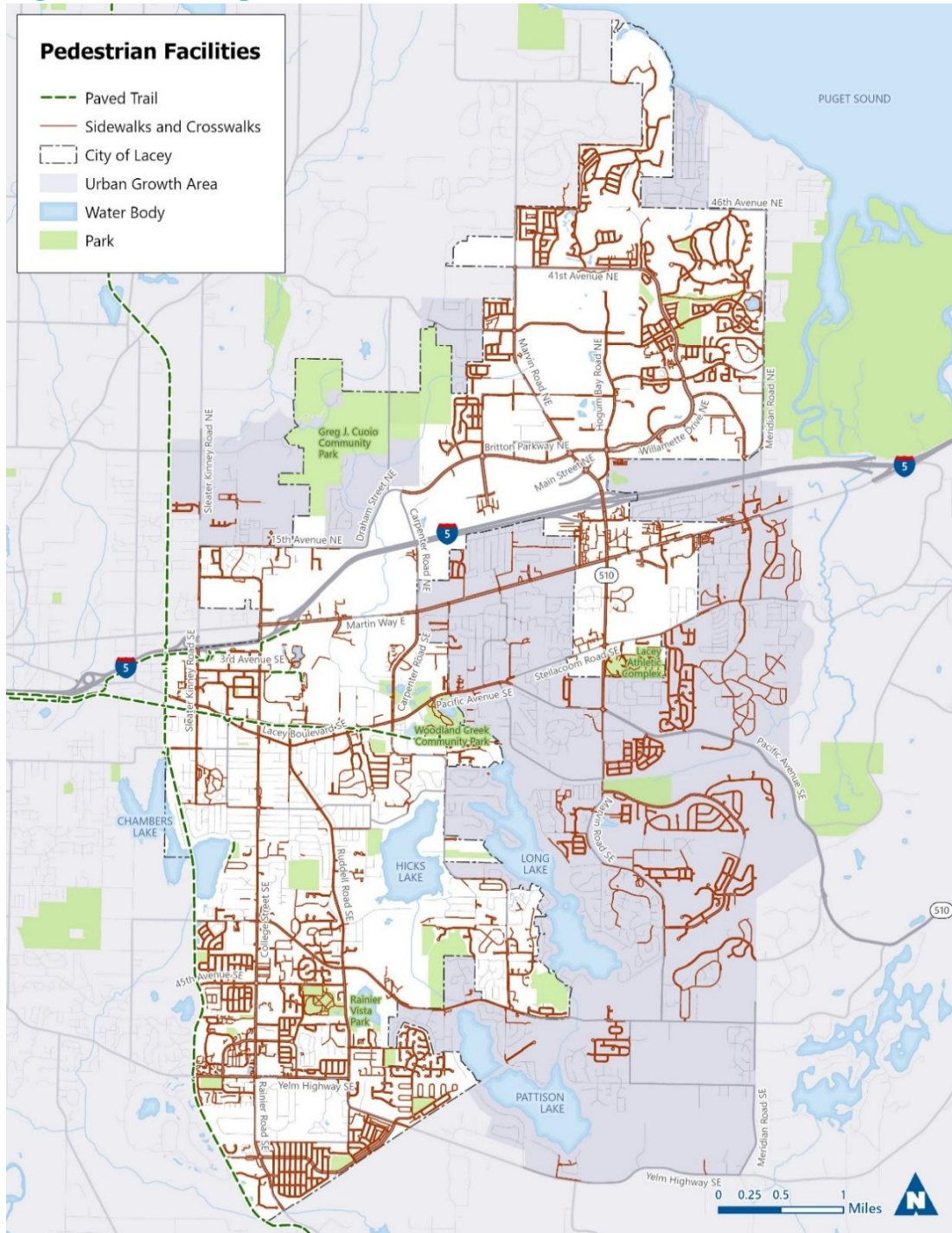
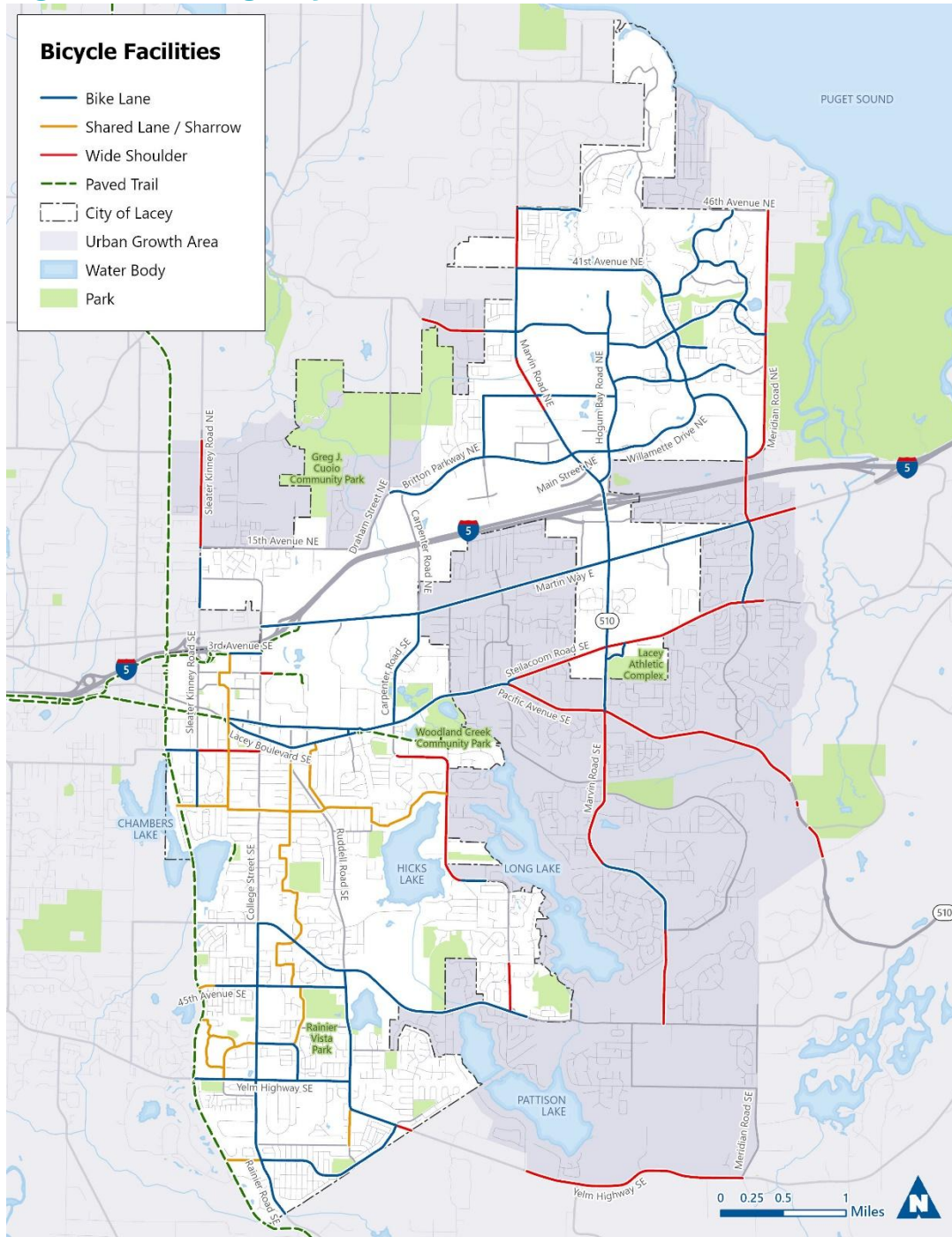


Figure 4: Existing Bicycle Facilities



Source: TRPC, Pedestrian and Bicycle Plan for the City of Lacey and Lacey UGA, 2025.

Level of Traffic Stress

Although vehicle level of service is determined by congestion and delay, this is not an effective way to evaluate the system performance of active transportation facilities. Considering multimodal level of service (MMLOS) helps agencies evaluate how well all modes of transportation are supported or accommodated within a community with the potential for pursuing needed investments. The City of Lacey will adopt a guideline of LTS 2 or better for both the bike and pedestrian network.

Level of Traffic Stress (LTS) is one way to quantify the level of comfort people generally feel using active transportation facilities alongside various roadway conditions. The lowest level of traffic stress, LTS 1, includes areas where a wide range of people could feel comfortable using sidewalks or trails, or where a wide range of cyclists could feel comfortable using a bicycle facility. LTS 4 represents the highest level of traffic stress, indicating where most people feel uncomfortable walking and would only be used by seasoned cyclists. See **Figure 5** for descriptions of all four levels of traffic stress.

Figure 5: Level of Traffic Stress Descriptions



Although general comfort levels are shown for all active transportation users above, the factors used to assign LTS values to sidewalks are different than the stress factors for a bike facility, so Pedestrian Level of Traffic Stress (PLTS) and Bicycle Level of Traffic Stress (BLTS) are measured separately. The following is a planning exercise that does not represent a safety analysis and is not intended to be used as a map to navigate safety concerns. It does not account for on-the-ground considerations such as sidewalk or striping maintenance, roadway crossings, and widths of bike or pedestrian facilities, which

are important factors in serving a wide range of ages and abilities. The primary purpose of this evaluation is to help identify potential high-stress facility locations based on roadway characteristics. The analysis can help the City identify projects that could help more people feel comfortable using active transportation as part of a holistic approach to active transportation planning. The following LTS information can also be used as a guideline for future developments to help identify LTS 2 or better active transportation facilities. The PLTS and BLTS analyses focused on Arterials and Collectors based on data from January 2025. The City will continue to monitor and update this analysis in future amendments.

Pedestrian Level of Traffic Stress

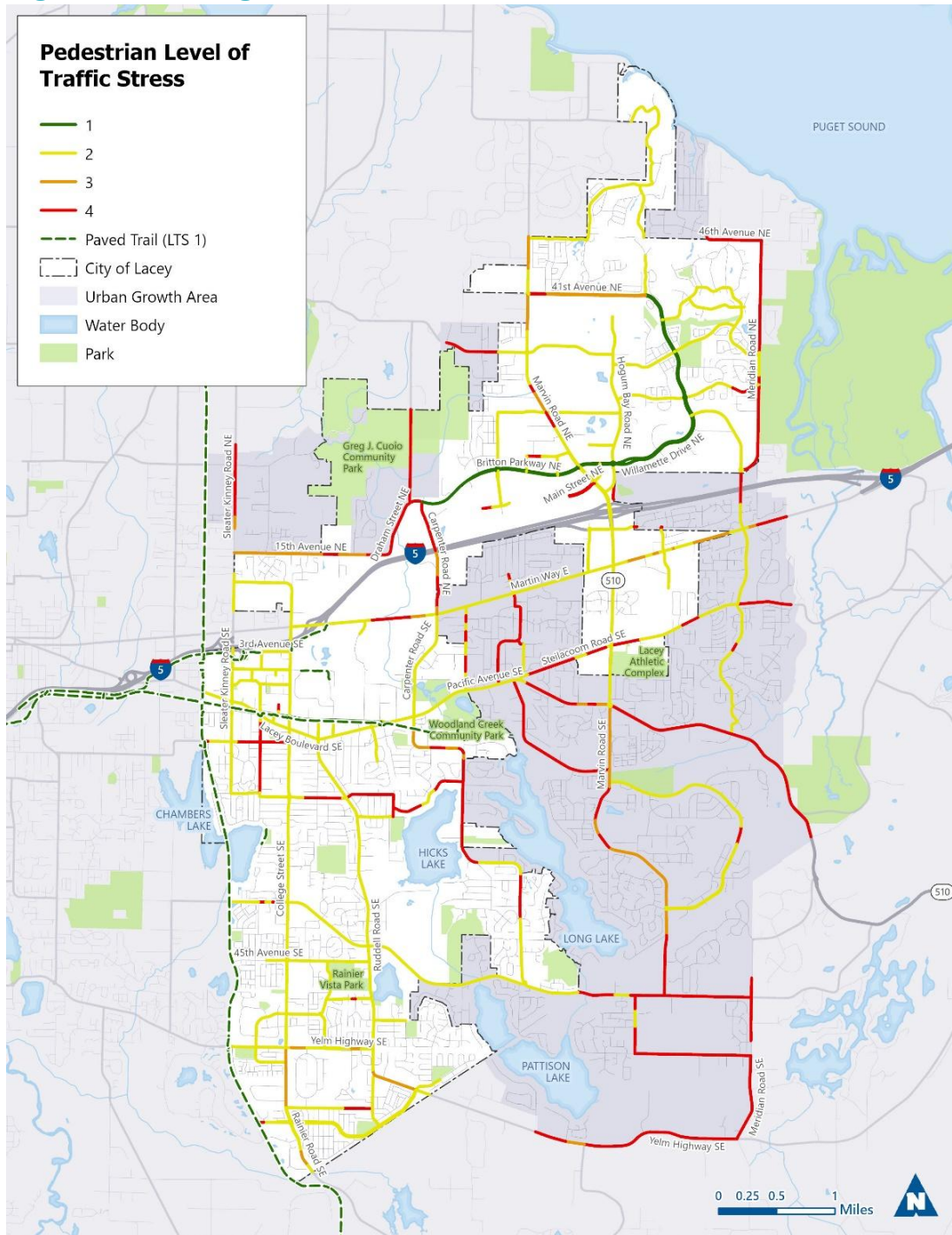
PLTS is based on the roadway classification and presence of pedestrian facilities. **Table 2** illustrates the breakdown of PLTS values based on presence of sidewalk and roadway functional classification. The PLTS values do not account for roadway crossing comfort, sidewalk quality, or accessibility standards. Arterials in Lacey typically consist of 4-lane cross sections with high vehicle volumes and speeds of 35 mph or greater. Any roadway outside of neighborhoods without pedestrian facilities receives a PLTS of 4.

Table 2: Pedestrian Level of Traffic Stress Matrix

Functional Classification	Pedestrian Facility			
	No Facility	Sidewalk One Side	Sidewalk Both Sides	Sidewalk with Planter Strip/ Trail
Residential	2	2	1	1
Collector	4	2	1	1
Arterials	4	3	2	1
Boulevard	4	3	2	1

When designing pedestrian projects, developers and the City should consider these pedestrian comfort factors, including street context, in addition to the presence or lack of sidewalks. **Figure 6** shows the PLTS map based on existing conditions.

Figure 6: Existing Pedestrian Level of Traffic Stress





Arterials and collectors within the city limits typically fall under LTS 2 for pedestrian facilities. Britton Parkway is an example of an LTS 1 facility, as pedestrian facilities are separated from travel lanes by planter strips. Pedestrian conditions in the UGA are predominantly LTS 4. Locations where improvements could be prioritized include segments north of Hicks Lake, 15th Avenue NE, Carpenter Road NE, and Meridian Avenue NE. During this Transportation Element update, LTS 4 segments that do not already have planned improvements were evaluated and additional projects were identified in the project list.

Bicycle Level of Traffic Stress

The breakdown of the BLTS classifications is provided in **Table 3**. This breakdown incorporates factors such as speed limit, Annual Average Daily Traffic (AADT), and presence of bicycle facilities. There are no buffered bike lanes under current conditions, but this facility type is included in the BLTS table to consider when planning future projects. Protected bike lanes could be considered in the future with LTS values between buffered lanes and trails. See the definition of each facility below:

- **No Facility:** No dedicated space for cyclists.
- **Shared Lane/Sharrows:** Streets with generally lower vehicle volumes and speeds, which are identified with signs and pavement markings as routes more comfortable for cyclists.
- **Wide Shoulder:** Paved shoulder 4' or greater but width varies and may be narrower particularly at bridges and intersections.
- **Bike Lane:** Striped, signed lane adjacent to vehicle lanes.
- **Buffered Bike Lane:** Double striped, signed lane with buffer space between bike and vehicle lanes.
- **Shared Use Path:** A trail separated from the motor vehicle roadway

The City's Design Guidelines provide more detailed descriptions and visuals for each facility type. It also details implementation considerations and guidance for each type of treatment. Refer to the latest design documents which are updated to reflect the latest state and federal guidance.

Table 3: Bicycle Level of Traffic Stress Matrix

Roadway Characteristics		Bicycle Facility					
Speed Limit ¹	AADT ²	No Facility	Shared Lane / Sharrows	Wide Shoulder	Striped Lane	Buffered Lane	Shared Use Path
25	<3000	2	1	1	1	1	1
	3000 – 7,000	3	2	2	1	1	1
	>7,000	3	2	2	2	1	1
30	<7,000	3	3	3	2	2	1
	7,000 – 15,000	4	3	3	2	2	1
	>15,000	4	4	3	3	2	1
35	<15,000	4	4	3	3	3	1
	>15,000	4	4	4	4	3	1
>35	Any	4	4	4	4	4	1

Notes: 1. Speed Limit in miles per hour (mph), 2. AADT stands for annualized average daily traffic.

Shared-use paths are considered LTS 1, as they are entirely separated from the roadway and are not affected by vehicular traffic. Striped bike lanes, which are common in Lacey, exhibit different LTS depending on vehicle speed limits and volumes traveling next to the bike lane. See **Figure 7** for a map of the existing LTS conditions for bicycle facilities.

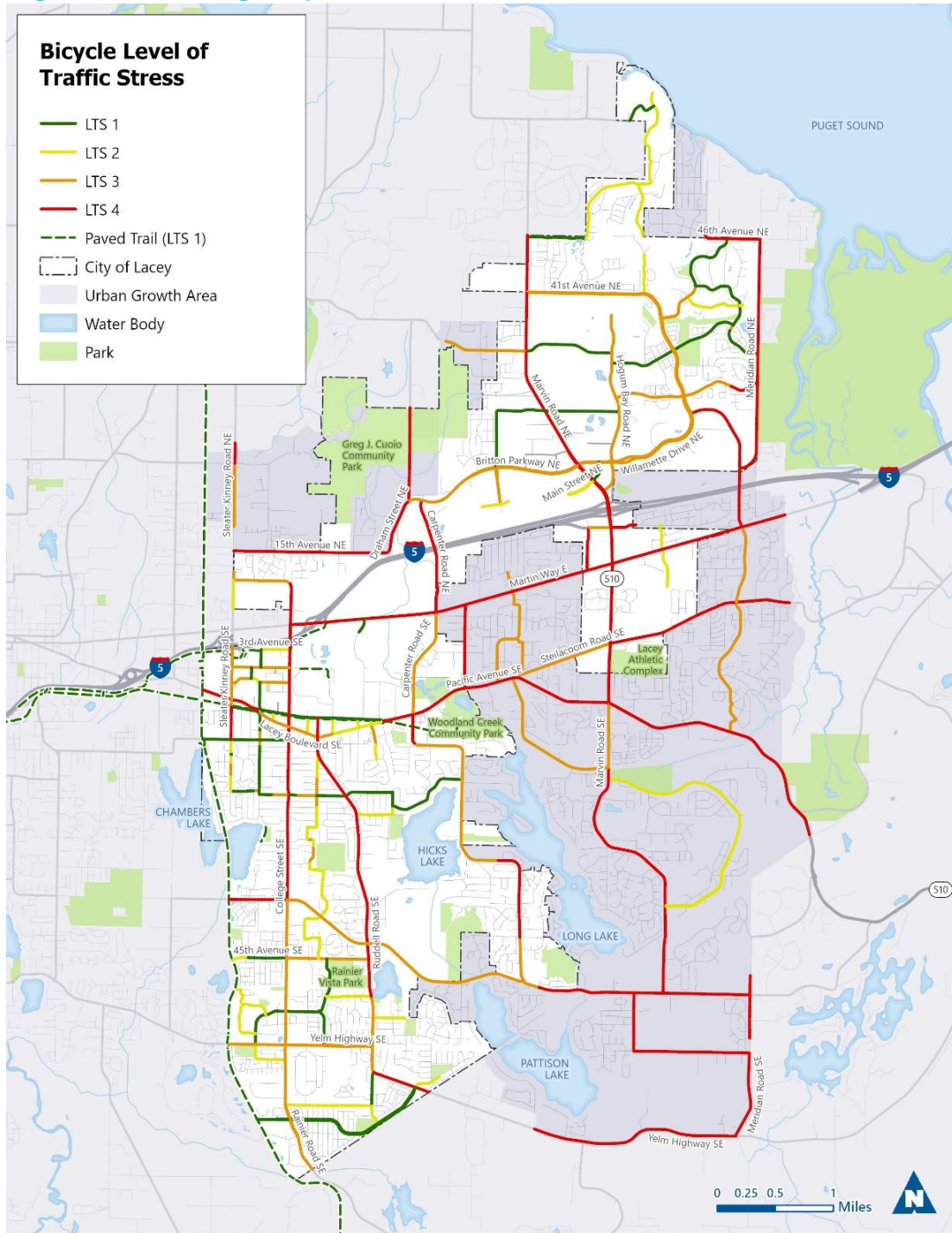
BLTS is generally worse than PLTS as there are fewer dedicated bicycle facilities than sidewalks. The UGA bicycle facilities are predominantly LTS 4 due to higher speed limits and a lack of dedicated bicycle facilities. Arterials such as Ruddell Road SE and College Street SE are currently LTS 4 due to higher speeds, volumes, and lack of separation. Britton Parkway NE BLTS is 3 because there is a lack of separation between the striped lane and the 35-mph posted speed limit vehicle traffic.

The City of Lacey aspires to provide a connected bicycle network where a low-stress (LTS 2 or better) route is available to people biking approximately every ½ mile. During this



Transportation Element update, BLTS 4 segments that do not already have planned improvements and are not within ½ mile of an existing low-stress bike route were evaluated and additional projects were identified in the project list.

Figure 7: Existing Bicycle Level of Traffic Stress





Transit Network

Intercity Transit (IT) provides transit service in Lacey and is an important partner in meeting the City's mobility needs. IT operates 71 buses with 19 local routes in the Lacey, Olympia, Tumwater, and Yelm area. IT also operates five express routes to Lakewood and Tacoma, offering connections to Pierce Transit and Sound Transit.

The City of Lacey is served by ten bus routes from IT, 60, 62A, 62B, 64, 65, 66, 67, 68, 620, and Route ONE. These buses operate on 15-minute to 1-hour schedules at sheltered or marked bus stops throughout the City. Transit routes and stops are shown in **Figure 8**. IT frequently monitors bus routes for efficiency and service delivery. See Intercity Transit's website for the latest routes, news, and updates.³

At the heart of Lacey's transit system is the Lacey Transit Center, operated by IT and located on 6th Avenue in the Woodland District. In addition, IT operates two park-and-ride facilities:

- Martin Way Park-and-Ride, located near the I-5 interchange
- Hawks Prairie Park-and-Ride near Hogum Bay Road NE.

These facilities provide commuters with increased access to public transit.

IT also offers specialized services to cater to diverse commuter needs. The Vanpool program enables groups of three or more individuals with similar commutes to share a ride for a low monthly fare, calculated based on round-trip mileage. For individuals with disabilities, the Dial-A-Lift service provides accessible transportation options, operating within the same hours and areas as the fixed-route bus system.

³ <https://www.intercitytransit.com/>

Figure 8: 2025 Transit Facilities



Source: Intercity Transit, 2025.



Freight Network

The Washington State Department of Transportation (WSDOT) employs a classification system to designate strategic freight corridors within the state as part of the Freight and Goods Transportation System (FGTS). The classifications (T-1 through T-5) are based on annual freight tonnage moved along a corridor. The breakdown of freight corridor classifications is shown in **Table 4**.

Table 4: WSDOT Freight Classifications in Lacey

Freight Corridor	Description
T-1	More than 10 million tons of freight per year
T-2	4 million to 10 million tons per year
T-3	300,000 to 4 million tons per year
T-4	100,000 to 300,000 tons per year
T-5	At least 20,000 tons in 60 days

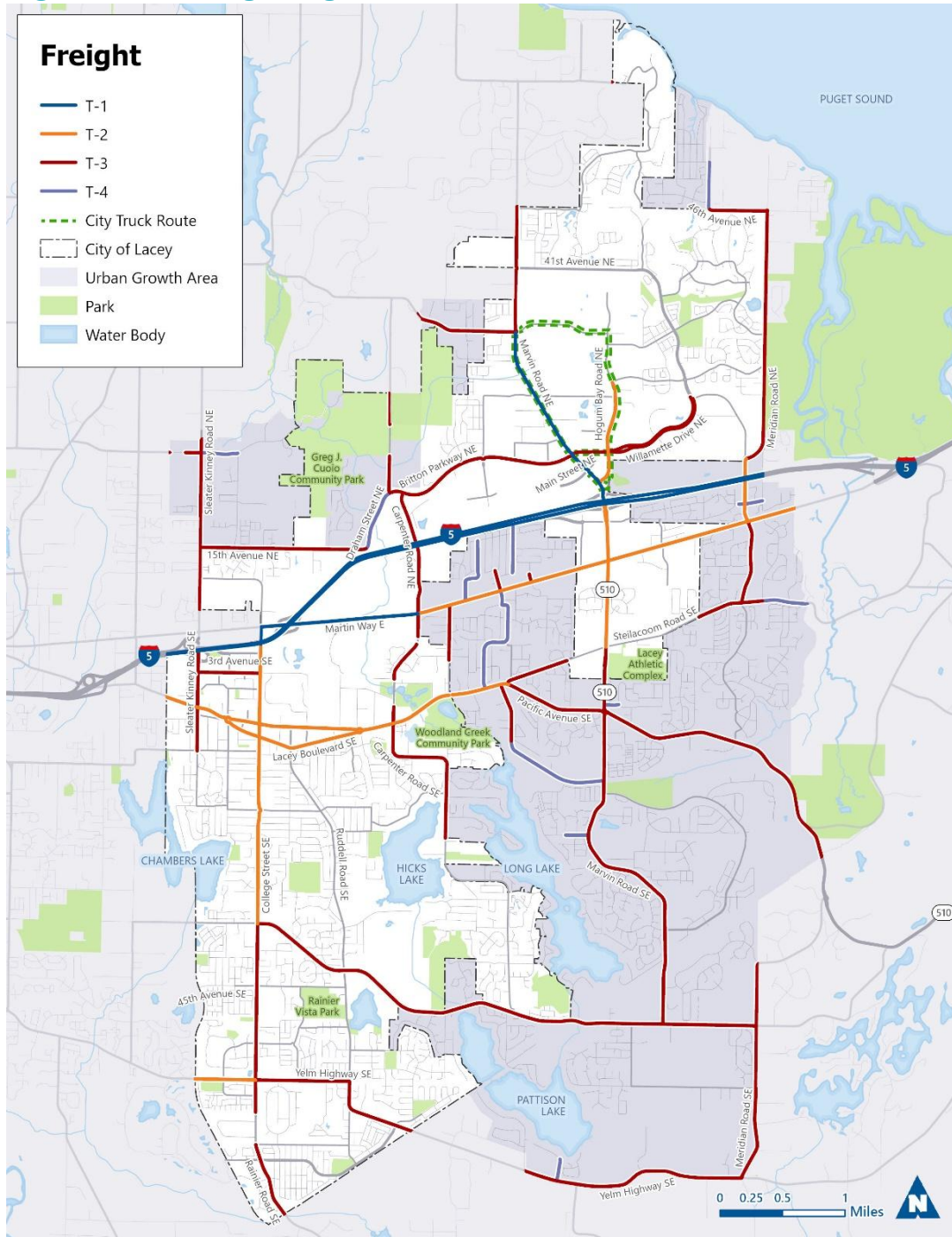
Source: WSDOT, 2025.

The primary transportation of freight is facilitated through arterials to access I-5. The City of Lacey has designated certain roadways as truck routes, requiring them to be constructed to standards that accommodate higher truck volumes:

- Hawks Prairie Road NE from Marvin Road NE to Hogum Bay Road NE
- Hogum Bay Road NE from I-5 to Hawks Prairie Road NE
- Marvin Road NE from I-5 to Hawks Prairie Road NE
- Willamette Drive NE from Marvin Road NE to Hogum Bay Road NE

Figure 9 identifies the WSDOT FGTS freight corridors and truck routes assigned by the City of Lacey.

Figure 9: Existing Freight Routes



Source: WSDOT, City of Lacey, 2025.



Automobile Network

This section discusses the methodology and findings from the traffic operations analysis under existing conditions and evaluates how well the system serves local and regional needs.

Delay and Level of Service

Intersection-level delay (measured in seconds per vehicle) and level of service (LOS) will be the primary measures of intersection performance for the traffic operations analysis. LOS is a term that qualitatively describes the operating performance of an intersection and is a standard method for characterizing delay at an intersection.

The Highway Capacity Manual (HCM) defines delay as “delay brought about by the presence of a traffic control device including delay associated with vehicles slowing in advance of an intersection, the time spent stopped on an intersection approach, the time spent as vehicles move up in the queue, and the time needed for vehicles to accelerate to their desired speed.”

For all intersections (signalized, all-way stop control (AWSC), two-way stop control (TWSC), and roundabouts) the LOS is based on the average delay in seconds per vehicle. LOS is reported on a scale from A to F, with A representing the lowest delays. For stop-controlled intersections, the weighted average and individual movements are evaluated.

Table 5 provides a brief description of each LOS letter designation based on the HCM methodology, 7th Edition.

Table 5: Level of Service Descriptions

LOS	Description	Signalized Delay (sec/veh)	Unsignalized Delay (sec/veh)
A	Free-flowing conditions.	≤ 10	≤ 10
B	Stable operating conditions.	>10-20	>10-15
C	Stable operating conditions, but individual motorists are affected by interaction with others.	>20-35	>15-25
D	High density of motorists, but stable flow.	>35-55	>25-35
E	Near-capacity operations, with significant delay and low speeds.	>55-80	>35-50
F	Over capacity, with excessive delays and forced, unpredictable flows.	>80	>50

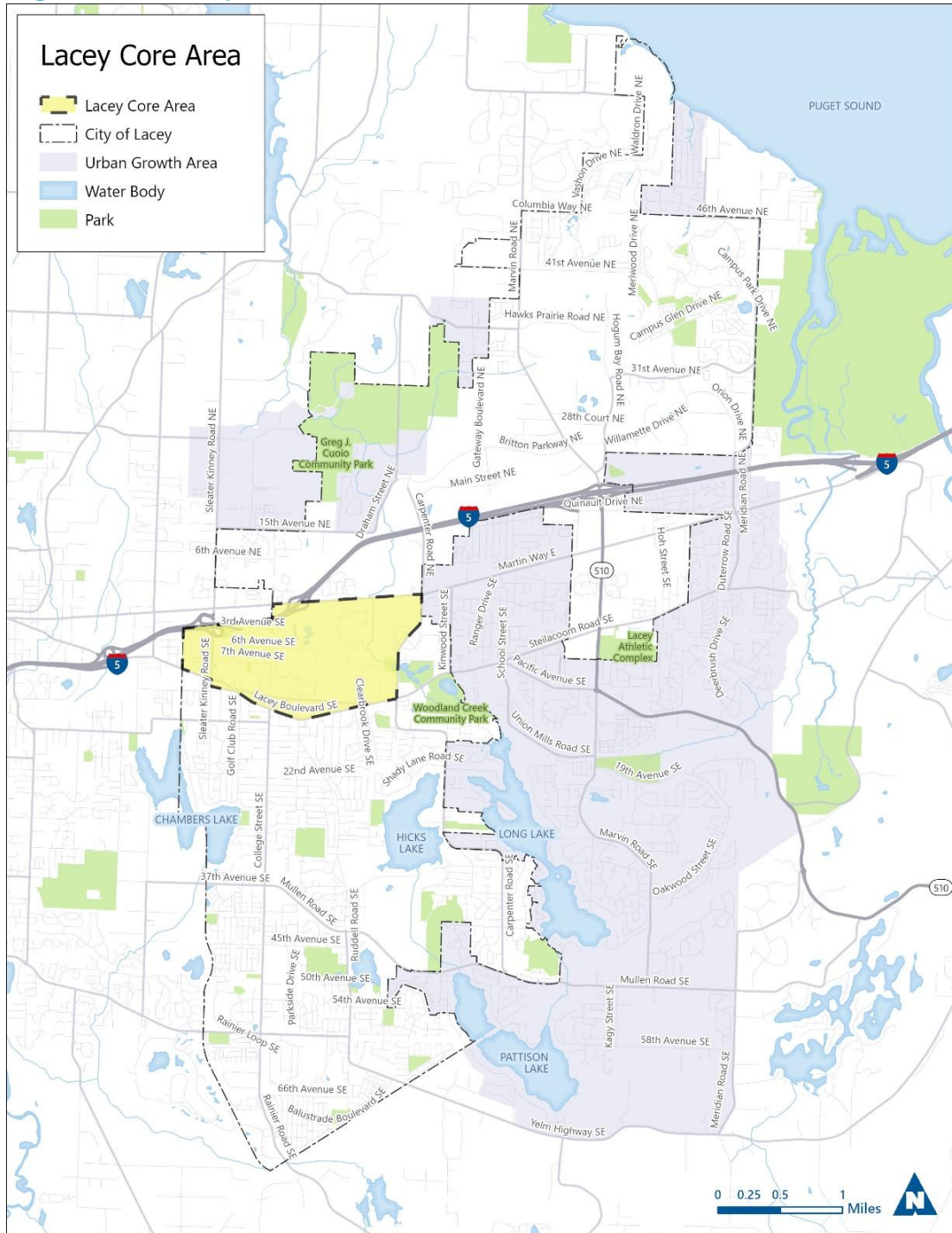
Source: Highway Capacity Manual, 7th Edition.

The following level of service standards set by the City of Lacey are used to determine appropriate mitigation measures:

- LOS E for intersections within the designated urban core area
- LOS D for all other intersections in the City

The Lacey Core Area, as shown in **Figure 10**, is defined as the region bounded by the northern right-of-way line of Martin Way, the southern right-of-way line of Lacey Boulevard, the western city limit line, and the eastern right-of-way line of Carpenter Road.

Figure 10: Lacey Core Area





In addition to these standards, the 2030 Transportation Plan identified Strategy Corridors that can be exempt from the City’s vehicle LOS standards upon completion of the improvements that were identified in the plan. The plan states, “strategy corridors are those streets or intersections which typically have been constructed or [fully] improved... between intersections, or are streets or intersections bounded by existing land use or environmental features that preclude further widening. These strategy corridors are in areas where growth is encouraged and typically coincide with the designation of a high-density corridor, city center, core area or activity center where a concentration of commercial and other uses is desired, especially when that growth increases densities and proximity of different types of land uses. Peak hour vehicular congestion in these corridors is likely to exceed levels of service, which would otherwise be acceptable within the transportation system.”⁴

Below are the corridors that were identified as Strategy Corridors, as seen in **Figure 11:**

- Willamette Drive NE between Marvin Road NE and 31st Ave NE
- Marvin Road between Willamette Drive NE and south city limit line
- Martin Way from the west city limit line to Carpenter Road
- Martin Way from Galaxy Drive NE to Marvin Road
- College Street between Martin Way and Yelm Highway SE
- Yelm Highway SE from the west city limit line to Ruddell Road SE
- Pacific Avenue SE from the west city limit line to east city limit line
- Lacey Boulevard SE from Golf Club Road SE to Homann Drive SE
- Sleater-Kinney Road SE from Interstate 5 to Pacific Avenue SE

⁴ 2030 Transportation Plan, page 70. https://cityoflacey.org/wp-content/uploads/sites/3/2024/02/TRANSPORTATIONFinal-2030-Lacey-Transportation_web.pdf

Figure 11: Strategy Corridors



Source: TRPC, 2025.



Strategy corridors are exempt from the City's vehicle LOS standards once the projects that have already been identified for the corridor are completed. However, strategies tailored to each of these corridors may be required to mitigate the impacts of specific developments. Such strategies should include but are not limited to the following options:

1. High quality and fully-integrated bike, pedestrian, carpool, vanpool, and transit facilities and services;
2. Complete and connected street grids;
3. Transportation technology measures that improve overall system operating efficiency and safety;
4. Access management;
5. Parking management;
6. Aggressive travel demand management strategies.

And additionally,

7. Land use intensification; consideration of more compact high density and mixed use alternatives;
8. Improvements to adjacent pedestrian connections and consideration of specialized improvements to key pedestrian intersections designed to encourage pedestrian use.

WSDOT retains sole authority to establish LOS standards for state routes, interstates, and interchanges. WSDOT has established LOS D for state-owned facilities within Lacey city limits and the Lacey Urban Growth Area including Marvin Road (SR 510) south of I-5, the Marvin Road interchange, the Martin Way interchange, and the Sleater Kinney Road interchange.

The LOS standards applicable to each study intersection are noted in **Table 6**.

Traffic Operations Methodology

Vehicle traffic operations were analyzed at 40 intersections throughout the City of Lacey. These intersections were selected based on arterial and collector classifications and discussions among City staff. The study intersection list includes signals, roundabouts,



and stop controls within city limits situated along arterials and collectors. This section discusses the methodology and findings from the traffic operations analysis under existing conditions and evaluates how well the road system serves local and regional motorized needs.

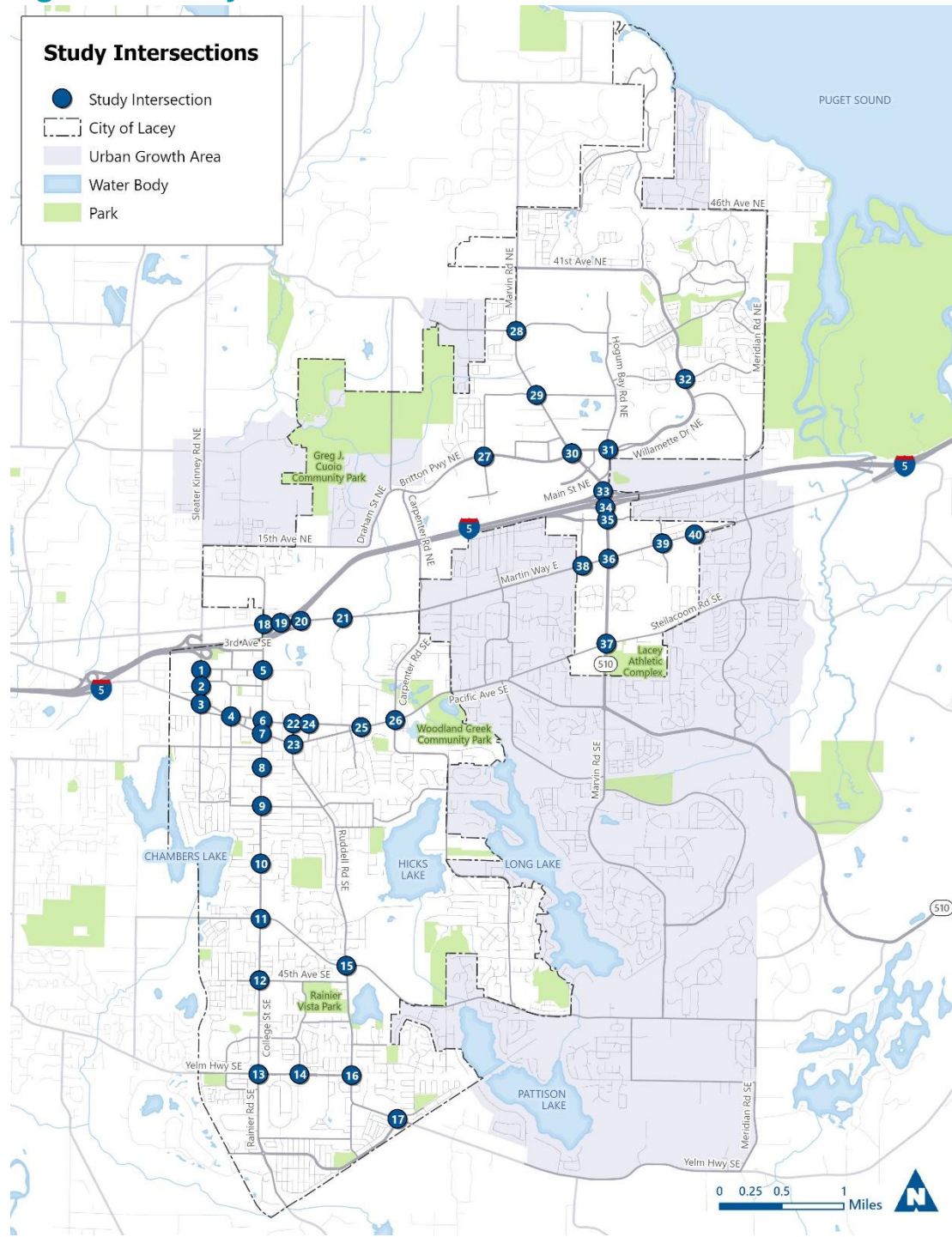
Synchro software was used to analyze traffic operations for signalized and stop controlled intersections. Sidra software was used to analyze roundabouts using WSDOT guidelines. The existing conditions analysis reflects current intersection configurations as of 2024, and focusses on the PM peak hours. Delay and LOS were determined using HCM and Sidra methodologies. All study intersections are listed, along with the existing delay/LOS, in **Table 6** and shown in **Figure 12**.

StreetLight data was used to obtain turning movement volumes for the 40 intersections. StreetLight is an online platform that retrieves and processes Connected Vehicles Data (CVD) to estimate turning movement volumes at intersections. StreetLight data allows users to select date ranges, days of week, and hours of day, and produces outputs based on an aggregation of all CVD trips available in that range. It does not provide turning movement counts for a specific date and time but may be representative of the average traffic behavior expected over a time period. For these existing conditions analysis, turning movement volume data includes Tuesdays through Thursdays, which represent the busiest days of the week for commuting, from February 1 to May 31, 2023. The range of dates provides a sample size during a range of weather conditions and before the school year concludes.

StreetLight released 2024 turn movement data after the analysis began. The 2023 data was compared to 2024 to determine the most accurate volumes for the analysis. After comparing the StreetLight volumes to recent traffic counts in the City of Lacey, and similar validation efforts for nearby jurisdictions, the 2023 data was preferred. StreetLight was also used to determine the busiest time of day at each study intersection.

The Martin Way & I-5 interchange and Marvin & Steilacoom intersection operation results are based on recently collected counts and analysis for a separate study and reviewed by the City in 2025.

Figure 12: Study Intersections





Other assumptions and technical settings required for the intersection analysis were determined in coordination with City staff and in line with the City’s operations analysis guidelines and other best practices.

Traffic Operations Results

The existing conditions operations analysis results are listed in **Table 6** and mapped in **Figure 13**.

Table 6: Existing Intersection Delay and Level of Service

ID	Intersection Name	Control	LOS Standard	Existing LOS
1	Sleater Kinney Rd SE & 6th Ave SE	Signal	E	C
2	Sleater Kinney Rd SE & 7th Ave SE	Signal	E	A
3	Pacific Ave SE & Sleater Kinney Rd SE	Signal	E	D
4	Pacific Ave SE & Lacey Blvd SE/Golf Club Rd SE	Roundabout	E	A
5	College St SE & 6th Ave SE	Signal	E	D
6	Pacific Ave SE & College St SE	Signal	E	F
7	Lacey Blvd SE & College St SE	Signal	E	D
8	College St SE & 16th Ave SE*	TWSC	D	A
9	College St SE & 22nd Ave SE	Roundabout	D	A
10	College St SE & 29th Ave SE*	TWSC	D	A
11	College St SE & 37th Ave SE/Mullen Rd SE	Signal	D	C



ID	Intersection Name	Control	LOS Standard	Existing LOS
12	College St SE & 45th Ave SE	Roundabout	D	A
13	Yelm Hwy SE & College St SE	Signal	D	D
14	Yelm Hwy SE & Parkside Dr SE	Signal	D	A
15	Ruddell Rd SE & Mullen Rd SE	Signal	D	C
16	Yelm Hwy SE & Ruddell Rd SE	Signal	D	C
17	Yelm Hwy SE & Balustrade Blvd SE/Compton Blvd SE	Signal	D	A
18	Martin Way E & College St	Signal	E	E
19	Martin Way E & I-5 SB Ramp	Signal	E	C**
20	Martin Way E & I-5 NB Ramp	Signal	E	D**
21	Martin Way E & Desmond Dr SE	Signal	E	A
22	Pacific Ave SE & Ruddell Rd SE/Pavilion Way SE	Signal	E	A
23	Lacey Blvd SE & Ruddell Rd SE	Signal	E	C
24	Pacific Ave SE & Father Meinrad Gaul Dr SE/Franz St SE	Signal	E	A
25	Pacific Ave SE & Lacey Blvd SE/Lacey St SE/Homann Dr SE	Roundabout	E	A
26	Pacific Ave SE & Carpenter Rd SE	Signal	E	E
27	Britton Pkwy NE & Gateway Blvd NE	Roundabout	D	A



ID	Intersection Name	Control	LOS Standard	Existing LOS
28	Marvin Rd NE & Hawks Prairie Rd NE	Roundabout	D	B
29	Marvin Rd NE & 31st Ave NE*	TWSC	D	A
30	Marvin Rd NE & Britton Pkwy NE/Willamette Dr NE	Roundabout	D	B
31	Willamette Dr NE & Hogum Bay Rd NE	Roundabout	D	A
32	Willamette Dr NE & 31st Ave NE	Roundabout	D	A
33	Marvin Rd NE & I-5 SB Ramp	Signal	D	B
34	Marvin Rd NE & I-5 NB Ramp	Signal	D	C
35	Marvin Rd NE & Quinault Dr NE	Signal	D	D
36	Martin Way E & SR 510/Marvin Rd NE	Signal	D	D
37	Steilacoom Rd SE & SR 510/Marvin Rd NE*	Signal	D	D**
38	Martin Way E & Galaxy Dr NE	Signal	D	D
39	Martin Way E & Hoh St NE/Hoh St SE	Signal	D	A
40	Martin Way E & River Ridge Dr SE	Signal	D	A

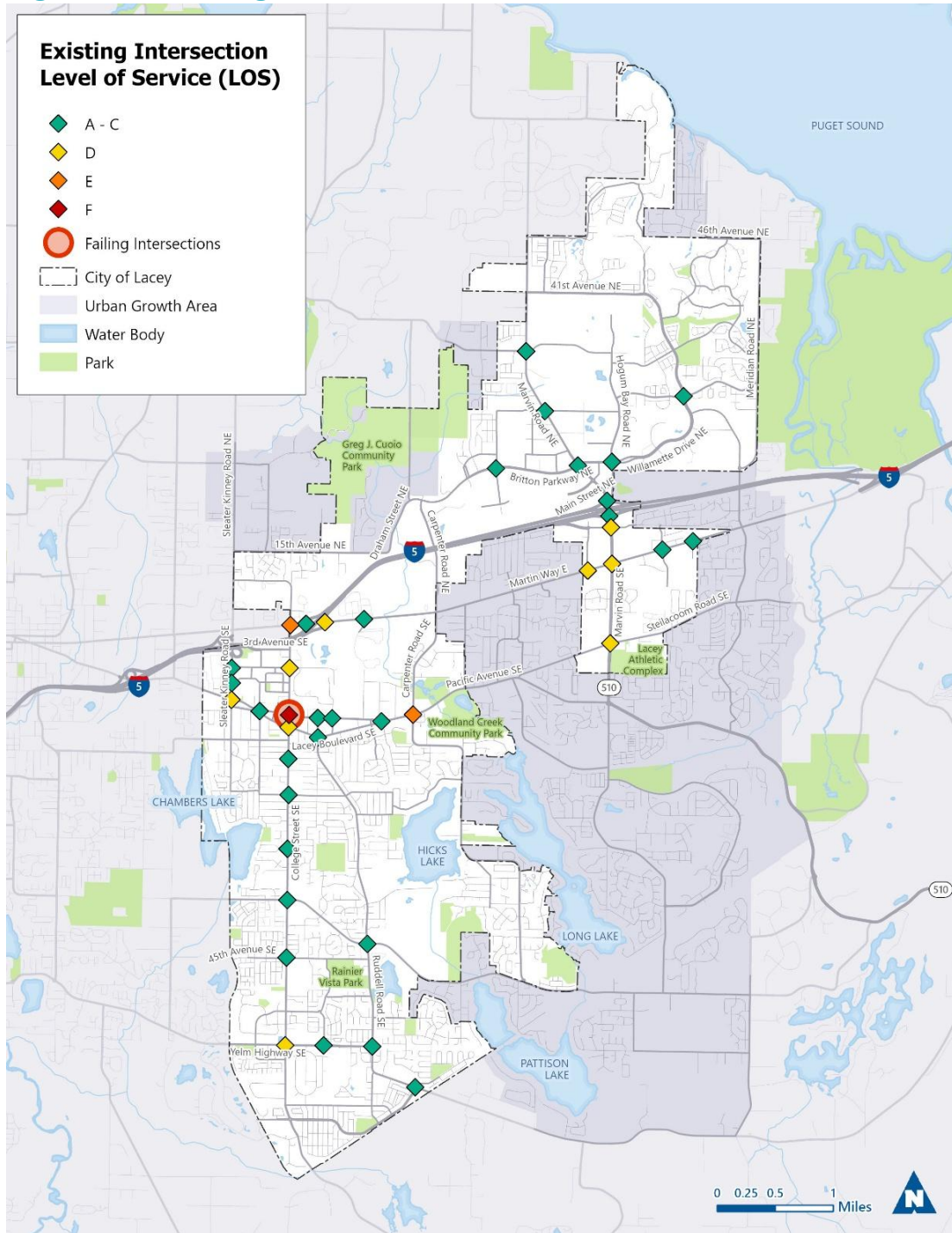
Notes:

Intersections in **bold** do not meet the LOS standard.

* Future roundabouts

** LOS result from Nisqually Quiemuth Village Mixed-Use Project TIA, July 2025, by Transpo Group

Figure 13: Existing Intersection Level of Service





Out of the 40 intersections studied, only one was found to be below the City's adopted LOS standards and is located on a Strategy Corridor. As noted above, intersections on Strategy Corridors are largely exempt from the City's vehicle LOS standards. However, strategies tailored to the corridor may be required. Those strategies will be evaluated in coordination with the City.

During peak volumes, the signalized intersection at Pacific Avenue & College Street, where north-south traffic on College Street meets westbound one-way traffic on Pacific Avenue, does not meet adopted intersection LOS standards with delays over 80 seconds (LOS F). The City is considering improvements at 7th Avenue that could change the operations at this location. Further monitoring and Strategy Corridor strategies will be considered.

The I-5 interchange ramps located on Martin Way have coordinated signals with the Martin Way & College Street intersection and experience some of the highest traffic volumes in the City. The southbound ramp can experience queuing in the PM peak hours. The 2015 Interchange Justification Report (IJR) identified improvements to the Martin Way and Marvin Road interchanges in coordination with FHWA and WSDOT. The IJR reports that a partial cloverleaf interchange design at Martin Way & I-5 addresses the existing vehicle LOS concerns at the ramp intersections. The Martin Way & College Street intersection is close to LOS F.

City and WSDOT standards for the Marvin Road (SR 510) & Steilacoom Road SE signalized intersection are LOS D for this location. The intersection is located on a busy State Route (SR 510) and a major collector which serves west-east traffic to the City. This intersection was annexed by the City and was not included in previous plans. The City is proposing to construct a roundabout at this intersection.

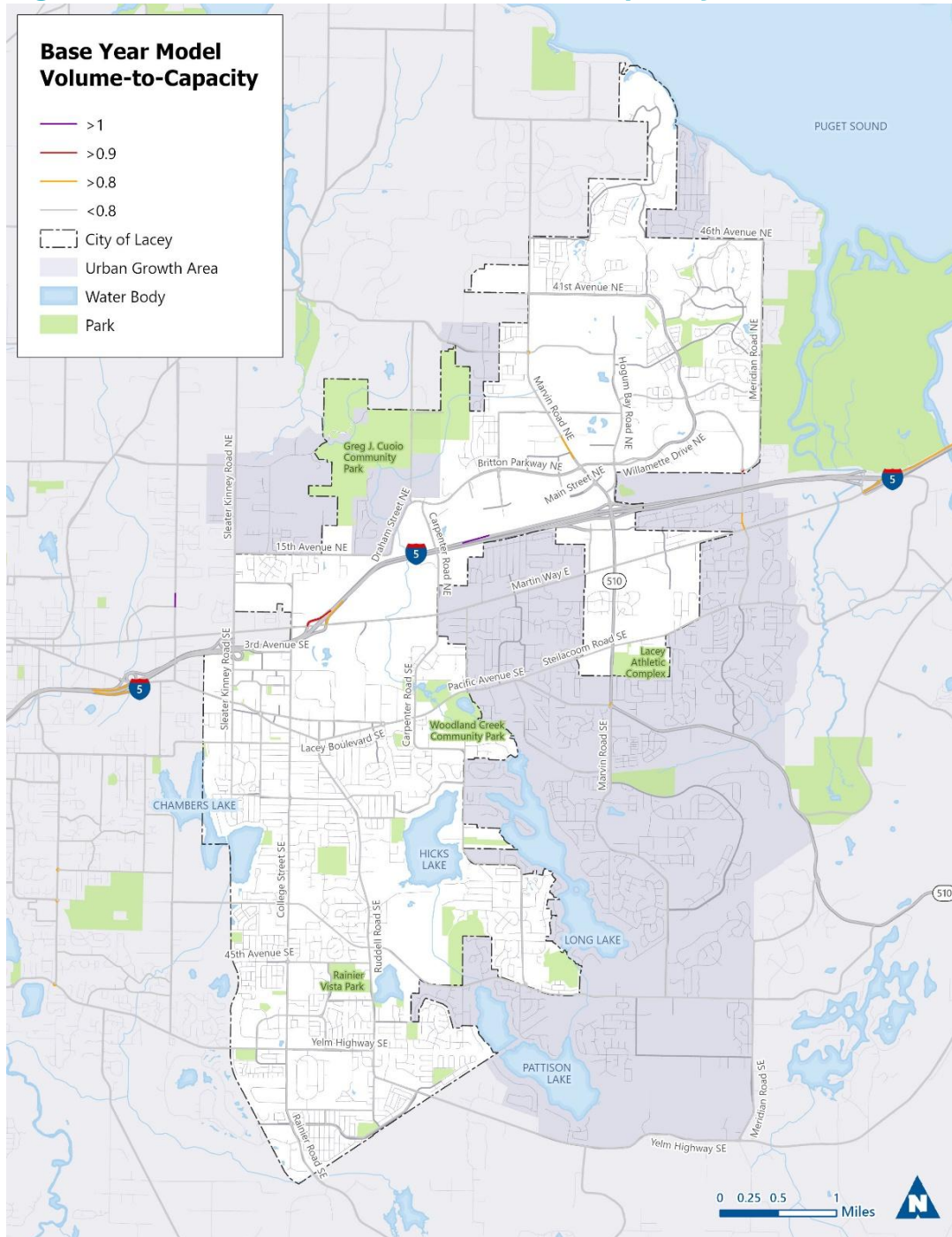
Volume-to-Capacity Ratios

TRPC developed a regional travel demand model for existing or 'base year' conditions representing 2022 data and it included estimated vehicle capacities for each roadway and provided 2-hour average PM peak period vehicle volumes (by direction) based on calibrated TRPC model calculations. TRPC provided volume-to-capacity (v/c) ratios for collectors and arterials in the region to highlight where volumes are greater than roadway capacity (where a v/c ratio is greater than 1). Capacity estimates are related to the number of lanes among other factors. Vehicle congestion is more often a result of intersection



operations than roadway capacity, especially along multilane roadways. This analysis supplements the intersection operations analysis and provides a baseline comparison to modeled future traffic conditions. See **Figure 14** for a map of the TRPC v/c ratios for the City of Lacey. There are no failing arterials or collectors in existing conditions for the City of Lacey based on TRPC's base year model data. The Martin Way & I-5 interchange showed a v/c ratio slightly less than 1, but as noted in the intersection analysis, an interchange study has identified future improvements to this location.

Figure 14: Base Year Model Volume-to-Capacity Ratios



Source: TRPC, 2025.



Airports

The City of Lacey is located between two large international airports and a general aviation airport. Seattle-Tacoma International Airport (SEA) is located approximately 46 miles from the Lacey city limits and Portland International Airport (PDX) is located approximately 110 miles away. Olympia Regional Airport is located five miles outside of the Lacey city limits within the City of Tumwater. Hoskins Field is a recognized unpaved air strip located in city limits south of Yelm Highway SE.

Rail

Amtrak trains serve Centennial Station located along the Burlington Northern Santa Fe (BNSF) railway within the Lacey UGA. Located just off Yelm Highway SE, the station opened in 1993 following a six-year fundraising and lobbying effort by the citizens of Thurston County. There are two passenger train lines that provide service to the station. Amtrack Cascades runs between Vancouver, B.C. and Eugene, Oregon with 12 daily trains between Seattle and Portland. Coast Starlight runs daily between Seattle and Los Angeles.

Safety

The City of Lacey recently adopted a Safety Action Plan. This document will reference the final outcomes of the new Safety Action Plan to identify strategies to improve safety for all transportation system users.

Equity

The City defines equity as:

“The act of developing, strengthening, and supporting procedural and outcome fairness in systems, procedures, and resource distribution mechanisms to create equitable (not equal) opportunity for all people. Equity is distinct from equality which refers to everyone having the same treatment without accounting for differing needs or circumstances. Equity



has a focus on eliminating barriers that have prevented the full participation of historically and currently oppressed groups.”

Lacey is committed to including equity in its transportation planning process and strives for multimodal transportation investments that are equitable to the entire community in terms of costs, health impacts, and land use disruptions, as well as the benefits derived from system performance and travel choices. The City will continue to engage in equitable public outreach, presenting information and providing public participation opportunities for the community.

Current Trends and Opportunities

This section summarizes existing trends that can highlight areas of future focus as Lacey prepares for future growth. Although automobile travel currently dominates the transportation network, Lacey is working to create an improved multimodal transportation network to better serve all users.

The TRPC model, with a planning horizon year of 2050, reflects predicted changes throughout the region consistent with regional forecasting and Lacey land-use planning. The 2050 forecast incorporates roadway projects that are assumed to be completed by 2050 consistent with the Regional Transportation Plan and City projects that are currently funded. Future projects will be discussed in Chapter 6.

Active Transportation

While Lacey has been building out the pedestrian and bicycle network, there are always opportunities to make the infrastructure safer and more connected. The 2018 Pedestrian and Bicycle Plan’s guiding principles provide a clear direction for future active transportation projects – make it safe, make it connected, and build momentum. The City will continue to rely on that plan (adopted by reference) to guide its decision making.

Schools

Schools are a significant focus for improved multimodal access and equitable transportation options. Key travel modes that serve schools include walking, biking, carpools, personal vehicles, and school buses. The transportation networks surrounding



these schools can become congested just before and after the school day. Schools that do not have safe or accessible routes for people walking, rolling, and bicycling generally experience more intense vehicle traffic in the peak periods and are more likely to experience long vehicle queues that spill over onto nearby roadways.

The 2018 Lacey Pedestrian and Bicycle Plan determined Pedestrian Focus Routes based on Thurston County Safe Routes to School maps to develop specific recommendations and projects. WSDOT has a Safe Routes to School Program that provides grants for projects within two miles of primary, middle, and high schools.⁵

Americans with Disabilities (ADA) Transition Plan

See the latest updated ADA Transition Plan document in **Appendix A**.

Electric Vehicle Infrastructure

With electric vehicles (EVs) becoming more common, there is an opportunity for the City to provide more vehicle charging infrastructure to serve existing needs and encourage more EV usage. EVs can help the City meet TRPC greenhouse gas (GHG) emission reduction goals to reduce locally generated emissions 85% below 2015 levels by 2050.

There are currently 39 charging stations in the City of Lacey, two in Lacey's UGA, and 142 individual charging ports. About half of the charging stations are on public property such as parks, Timberland Regional Library, City Hall, and Washington State buildings. For an up-to-date inventory and map of charging stations, see the WSDOT EV Mapping and Planning Tool.⁶

Network Connectivity

The geography of Lacey's lakes and the location of I-5 create some unique connectivity challenges. There are three primary interchanges along I-5 in or adjacent to the City. College Street, Marvin Road, and Sleater Kinney Road are the main north-south arterials used to access I-5. Carpenter Road and Meridian Road span I-5 and provide north-south connections. Martin Way and Pacific Avenue serve as the primary west-east arterials. The other west-east connections include Mullen Road and Yelm Highway and Britton

⁵ <https://wsdot.wa.gov/business-wsdot/support-local-programs/funding-programs/safe-routes-school-program>

⁶ <https://ev-map-wsdot.hub.arcgis.com/apps/7e310dcd476640ec8c611c101f610c09/explore>



Parkway/Willamette Drive north of I-5. Most of these facilities operate at acceptable levels of service for people driving, but there are bottleneck locations, especially at the I-5 interchanges. Most of these roadways are considered strategy corridors or a roadway where widening is not a preferred option to address congestion due to right-of-way or other environmental concerns. In these cases, alternative strategies are required to support the transportation system.

An important alternative strategy is to increase the number of modes people can use on the same roadway. The City's Comprehensive Plan survey in 2024 showed that there is a strong community desire for more connectivity, especially using active transportation between residences, commercial areas, and employment hubs. While the City has a good existing active transportation network, there are still barriers to people using the network in some areas. Some of those barriers include a lack of sidewalks or bike lanes, dedicated crossings, and low levels of comfort.

The City's current efforts to redesign and construct new roadways incorporate Complete Street principles to accommodate all modes of transportation and users of all abilities. These efforts will go a long way towards making the community more connected and maintaining a complete multimodal transportation system. The City also aims to collaborate with neighboring jurisdictions to enhance community connectivity, including working with Olympia to explore extending Log Cabin Road/Herman Road SE, creating a new east-west link between cities.

Local and Regional Growth

Development activities in the City include industrial and commercial projects near Marvin Road north of I-5, and single-family and multi-family housing in undeveloped areas of the City and the UGA. The majority of Lacey consists of low-density residential neighborhoods. Regional growth in jobs and housing will continue to increase demands on Lacey's transportation system. The Land Use Element of the Comprehensive Plan details the City's plans to accommodate growth while sustaining the quality of life that makes Lacey an exciting place to live, work, and play. The Transportation Element looks at future growth forecasts based on land use allocations from the Land Use Element and identify the effects of that growth on the transportation system to provide a plan to address potential future impacts.

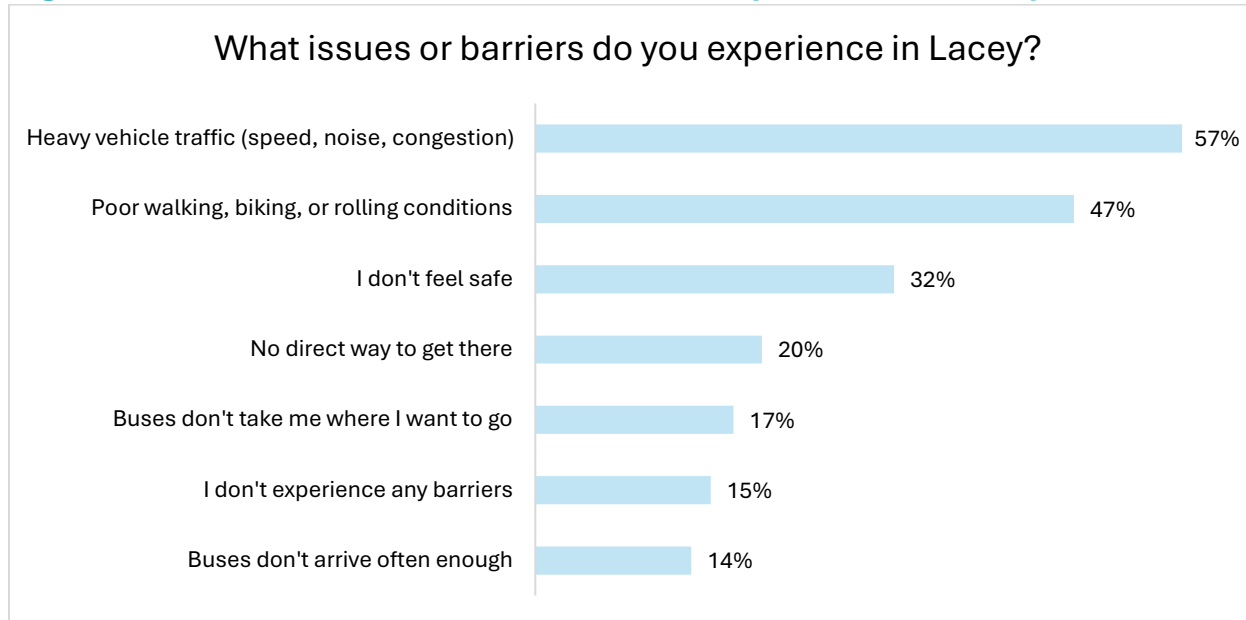


CHAPTER 3: PUBLIC OUTREACH

The Transportation Element aims to reflect the diverse perspectives and values of the communities in Lacey. The project team conducted outreach in coordination with the overall Comprehensive Plan update. This section summarizes the feedback received by people who live in Lacey about their transportation needs.

An online survey, shared in the fall of 2024, asked community members about their transportation priorities, locations of major concerns, and their typical modal choices. 240 people responded to the survey. Survey responses showed that the most popular transportation mode in Lacey is driving followed by walking. As shown in **Figure 15**, top issues reported by survey respondents were heavy vehicle traffic, poor conditions for walking, biking, and rolling, safety concerns, and lack of direct connections to travel between locations. When asked what would cause them to walk or bike more often, survey respondents answered that they would like to see areas of the City more oriented towards pedestrians and cyclists, an improved and expanded sidewalk network, and improved bike lanes and paths.

Figure 15: What Issues or Barriers Do You Experience in Lacey?



As a result of the survey, six community priorities/goals were identified for the Comprehensive Plan update. The City hosted a Comprehensive Plan update Open House in March 2025 where community members reviewed the online survey feedback and initial transportation analysis findings. There was general agreement with the six priorities listed below and a synthesis of the online survey and Open House feedback is provided for each priority:

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

Community members requested more protected bike lanes, more continuous sidewalks with benches and other amenities, and improved active transportation facilities near schools. Some respondents requested active transportation facilities at specific locations, and rapid bus routes with fewer stops.

Promote public health and safety. *Establish City services and infrastructure that promote public health and safety.*

Respondents support introducing traffic calming measures where excessive speeding occurs, and lowering speed limits to accommodate in-lane bus stops.



Other respondents support more streetlights, safe walking and biking routes to parks.

Develop diversity of housing types. *Develop spaces for a diversity of housing types and income levels that enhances our built environment.*

Respondents want the City to prioritize development for a diversity of housing types and income levels that enhances our built environment. Infill of existing neighborhoods should provide a mix of affordability, walkability, and if possible, a design that includes one parking space. Anticipate future needs during the development process to ensure the transportation network can support new growth.

Preserve our natural environment. *Preserve our natural resources and focus on environmentally sustainable practices.*

Community members want the City to plant buffered green spaces along key walking corridors and prioritize vegetation that is easy to maintain. Other respondents support making public transportation more convenient, keeping Intercity Transit free, and incentivizing the use of public transportation.

Promote community identity. *Build a compelling community identify with family-friendly parks, amenities, and diverse activity centers.*

Respondents want the City to provide safe and direct walking and biking connections to green spaces and key attractions. Other community members want more green spaces on Martin Way for community events.

Support economic vitality. *Promote economic vitality and support commercial areas so local businesses can thrive.*

Provide transportation infrastructure that accommodates industrial development and freight as well as residential traffic. Respondents want Lacey to support and uplift small businesses. Other community members want the City to focus on traffic mitigation around industrial areas north of I-5 and prioritize safety improvements near the proposed high school off Marvin Road NE.



CHAPTER 4: TRANSPORTATION GOALS & POLICIES

The Transportation Element provides the framework for implementing Lacey’s transportation vision through 2045. This chapter outlines goals and associated policies that will guide and prioritize investments. These goals were developed based on community input, stakeholder feedback, and discussions with City staff. Goals and policies in the Transportation Element closely align with the goals and policies found elsewhere in the Comprehensive Plan. Lacey aims to create consistent and complementary goals among its departments.

Goal T-1: Build a multimodal network for Lacey that connects people walking, rolling, biking, accessing transit, and making regional connections.⁷

- T-1A: Develop an interconnected grid of streets, bike lanes, and trails that meet established multimodal level of service (MMLOS) standards and guidelines and that equitably increase travel options and neighborhood connectivity while improving efficient use of the overall network.
- T-1B: Develop a low stress (level of traffic stress {LTS} 2 or better) network for active transportation and set LTS 2 or better as a guideline for future projects and developments. Provide a low stress bike route within approximately ½ mile where another low stress facility is not available.
- T-1C: Proactively address congestion by following adopted City and State facility level of service (LOS) standards in coordination with GHG reduction goals and targets. For development impacts to identified Strategy Corridors, consider multimodal Complete Streets or adjacent street improvements to reduce impacts.
- T-1D: Continue to use Traffic Impact Analysis guidelines to ensure developers help reduce multimodal network gaps.
- T-1E: Encourage the use of public transportation within the City and support Intercity Transit’s long-range plan.

⁷ For goal T-1, please refer to the following goals in other Comprehensive Plan Elements for related policies: LU-2, LU-5, H-9, ED-4, U-3, U-5, P-3, P-5, R-5, R-10, G-5, G-8.



- T-1F: Work with local, regional, state, federal, and tribal agencies as well as school districts and Intercity Transit to coordinate land use, transportation projects, and local planning efforts to ensure transportation facilities and programs function seamlessly across community borders, including unincorporated Thurston County development impacts.
- T-1G: Support regional efforts to maintain the marine terminal, ensure the long-term viability of passenger and freight rail services, and provide appropriate services to meet general aviation needs.
- Goal T-2: Prioritize safety and quality of life, especially for the most vulnerable users of the transportation network.⁸**
- T-2A: 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.
- T-2B: 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.
- T-2C: Review access management, particularly along key corridors that have a history of severe injury collisions. Where appropriate, invest in roadway improvements that manage access and improve safety.
- T-2D: Reduce serious injuries and fatalities in the network by developing and implementing a Comprehensive Safety Action Plan.
- T-2E: Provide multimodal transportation options that are accessible for people of all ages and abilities, connecting jobs, housing, and services.

⁸ For goal T-2, please refer to the following goals in other Comprehensive Plan Elements for related policies: LU-2, LU-5, H-6, H-9, ED-4, U-5, P-3, R-10, G-5, G-8.



- T-2F: Work to ensure transportation facilities comply with the Americans with Disabilities Act using Lacey's ADA Transition Plan, including addressing existing deficiencies through its guidance and prioritization.
- T-2G: 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.
- Goal T-3: Support affordable housing and urban development with appropriate transportation infrastructure.⁹**
- T-3A: Structure key transportation programs and multimodal transportation facilities to support the development of affordable housing.
- T-3B: Provide transportation facilities that support the location of jobs, housing, industry, and other activities as identified in the Land Use and Housing Elements.
- T-3C: Support active transportation investments to encourage healthy living and community interaction.
- Goal T-4: Prioritize sustainability and environmental conservation efforts.¹⁰**
- T-4A: Support national and state efforts to promote the use of alternative fuels, vehicle electrification including for transit, Electric Vehicle (EV) charging stations, and other technologies that reduce pollution emissions and other environmental impacts from motorized vehicles, in order to meet transportation-related greenhouse gas reduction targets as outlined in the Climate Change - Resiliency and GHG Reduction Sub-Elements of the Comprehensive Plan.
- T-4B: Support transportation infrastructure that allows for compact, mixed-use development, reducing annual per capita vehicle miles traveled (VMT). Compared to a 2022 baseline, achieve a 27% reduction in annual per capita

⁹ For goal T-3, please refer to the following goals in other Comprehensive Plan Elements for related policies: LU-1, LU-2, LU-3, LU-4, LU-5, H-4, H-6, H-9, ED-3, ED-6.

¹⁰ For goal T-4, please refer to the following goals in other Comprehensive Plan Elements for related policies: LU-1, LU-5, LU-7, LU-9, LU-11, H-9, ED-6, P-3, P-5, R-5, R-10, G-5, G-6, G-8



VTM by 2040, and a 41% reduction by 2050 based on potential targets for Thurston County from Commerce. The City will update and track VMT targets in line with future studies and monitoring efforts.

- T-4C: Use transportation planning, design, and construction measures that minimize negative impacts on fish passage, their habitat, and other critical areas.
- T-4D: Promote private and public sector transportation demand management (TDM) programs and services as a means to limit or reduce vehicle trips. Strategies could include technology-based approaches, parking management, curb management, commute trip reduction strategies, transit and e-bike programs, and improved drop off and pick up strategies.
- T-4E: Ensure federal Title VI environmental justice requirements are met so that there are no disproportionate adverse human or environmental health impacts from transportation policies, programs, and investments for minority or low-income community members.
- T-4F: Prioritize reasonable emergency response access, add system redundancy, retrofit essential transportation facilities, and design for impacts associated with changing climate patterns and natural disasters to build resiliency.

Goal T-5: Build and maintain Lacey’s identity, support amenities, and promote recreation.¹¹

- T-5A: Design and invest in transportation projects that reflect the goals of the people who live and work in Lacey, which include maintaining community identity, placemaking, and connecting people via active transportation to amenities and recreation.
- T-5B: Promote increased community understanding of the relationship between land use choices and transportation impacts. Encourage participation and involvement of regional users of the transportation system.

¹¹ For goal T-5, please refer to the following goals in other Comprehensive Plan Elements for related policies: LU-1, LU-2, LU-5, LU-11, H-5, H-6, H-9, ED-4, ED-6, U-5, P-3, P-5, R-10, G-5, G-6, G-8



- T-5C: Develop 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.
- T-5D: Designate Strategy Corridors. Use Strategy Corridors where needed to preserve community scale and minimize transportation impacts on adjacent land uses. Incorporate multimodal strategies in sections of the transportation system where corridor widening and traffic control devices are not preferred options to address congestion. Use road diets where appropriate to provide comfortable, safe, and supportive public streetscapes for transit riders and active transportation users.
- T-5E: Support Thurston County’s efforts to convert existing roadways in the urban growth area from rural to urban standards.
- Goal T-6: Invest in transportation infrastructure that supports economic growth and local businesses.¹²**
- T-6A: Ensure investments are cost-effective for both initial capital and ongoing operations and maintenance, and equitable for all users.
- T-6B: Promote policies and design standards that allow movement of goods to Lacey businesses and minimize congestion impacts on local streets caused by deliveries.
- T-6C: Address conflicts caused by the growth of freight movement within urban areas by implementing network and infrastructure, speed management, land use, and Travel Demand Management strategies where appropriate.
- T-6D: Prioritize preventative maintenance programs, preservation, operation, and repair of the existing transportation system to minimize life-cycle costs and

¹² For goal T-6, please refer to the following goals in other Comprehensive Plan Elements for related policies: LU-2, LU-4, LU-11, LU-12, H-5, H-6, H-9, ED-4, ED-6, R-10, G-6.



maintain a state of good repair. Create upfront lifecycle costs for future projects to help budget for maintenance and replacement needs.

- T-6E: Make strategic transportation investments that reinforce well-planned and resilient growth and redevelopment decisions. Establish priority projects while being flexible when other funding opportunities arise.
- T-6F: Continue policies that require new development to pay for its share of impacts on the transportation system including multimodal mitigations in addition to street capacity.
- T-6G: Finance transportation facilities within the City’s financial capacity. Support funding at the state and federal level where applicable. If funding is insufficient, adjust service standards, increase existing revenues if possible, and/or investigate the ability to adopt new revenue sources.



CHAPTER 5: FUTURE TRANSPORTATION SYSTEM

This section details the City of Lacey’s vision for the future transportation system and how it expects to serve all modes of transportation while accounting for growth.

Active Transportation

Lacey’s planning guidelines aim to enhance comfort, safety, and connectivity for active transportation users, leading to a more inclusive and connected future network. In this plan, Lacey adopted new multimodal level of service (MMLOS) guidelines with a goal of achieving a level of traffic stress (LTS) of 2 or better for active transportation facilities.

Pedestrian network improvements will focus on enhancing connections to key destinations, closing gaps in the network, and reducing the level of traffic stress so people of all ages and abilities can more comfortably walk and roll on the network.

The City is also committed to providing a more accessible and complete bicycle network. Bicycle network improvements will include new street connections, trails, and design considerations to reduce bicycle LTS. Designing cross sections to include features like buffered bike lanes will help the City adhere to LTS 2 or better facilities.

Lacey updated its Bicycle and Pedestrian Facility Design Guide in 2018. This document outlined pedestrian design standards such as sidewalk width, curb ramps, marked crossings, and bike facility designs such as bike lanes, buffered bike lanes, shared lane markings, and traffic calming features. Lacey is continually working to identify potential active transportation improvements to upgrade current facilities and provide new connections that allow people to use a low-stress active transportation network as an alternative to driving.

Transit Network & Planning Guidance

While Intercity Transit (IT) operates transit services in Lacey, the City plays a vital role in making transit more accessible and convenient for people who live and work in Lacey. The City will continue to partner with IT to support transit on city-owned facilities by:



- Enhancing last-mile connections to transit: investing in sidewalks, bike lanes, crossings, and other features that make it easier to reach bus stops.
- Encouraging transit-friendly developments: focusing housing, jobs, and community destinations near bus routes to increase ridership and reduce vehicle congestion.
- Advocating service improvements including: expanding accessible services, improved bus stop amenities, and micro transit opportunities.

The City understands the role it plays in considering land uses that compliment transit services and existing active transportation infrastructure. The City will do its part to make transit a more attractive mode of transportation for residents.

Future Vehicle Operations

As the City of Lacey continues to grow, it is essential to ensure that the transportation system can accommodate the anticipated increase in demand. Travel demand modeling is a computational tool that projects future traffic volumes based on planned land uses and assumed roadway improvements. This modeling provides a snapshot of how future growth may impact the roadway network.

Potential future vehicle traffic conditions were reviewed using the Thurston Regional Planning Council (TRPC) 2050 travel demand model which was created for the 2050 Regional Transportation Plan (anticipated to be adopted in 2025). TRPC coordinated with agencies in the region including the City of Lacey to incorporate planned projects in the model like new roads or lane changes that are funded or are assumed to be completed before 2050. A list and map of these projects can be found in the RTP. TRPC also worked with cities to identify population growth targets and land use zoning plans preceding this Comprehensive Plan update to reflect possible future traffic conditions. More information about TRPC modeling methodologies, RTP projects, and assumptions can be found on their website¹³.

According to a TRPC memorandum to the City of Lacey (see **Appendix B**), the City's proposed land use map and zoning changes as outlined in this Comprehensive Plan

¹³ <https://www.trpc.org/>



periodic update will not change the results of the 2050 model. Lacey's proposed zoning changes focus on aligning zoning with existing uses, consolidating zones, and processing rezoning requests from the community and property owners. These proposed changes do not affect TRPC's forecasting models, which are based on zoning and development regulations.

TRPC provided vehicle volume-to-capacity (v/c) ratios for the 2050 model. TRPC stated, "Based on the relatively small projected change in future residential capacity due to the proposed zoning changes, TRPC expects future volumes and v/c ratios in line with those reported in the 2050 Regional Transportation Plan for the Thurston Region." As a result, no land use alternatives were modeled, and the traffic operations associated with the latest land use and zoning changes align with the results from the 2050 RTP model. See **Figure 16** for the map of 2-hour average v/c ratio results for 2050.

Roadway capacity estimates are related to the number of lanes among other factors. Vehicle congestion is more often a result of intersection operations than roadway capacity, especially along multilane roadways. This analysis should be used as a comparison to the existing v/c ratio conditions in Chapter 2, and not as a comparison to existing intersection operations. A v/c ratio greater than 1.0 suggests that traffic demand is anticipated to exceed roadway capacity along a segment, signaling potential congestion or failure. It is important to note that a v/c ratio over 1.0 may be intentional in certain areas such as downtown or locations where higher density is desired. The City of Lacey has identified certain arterials as strategy corridors which are exempt from the City's Level of Service (LOS) standards upon completion of previously identified improvements.

Most arterial and collector roadways within the City of Lacey are expected to operate with acceptable volume-to-capacity (v/c) ratios (less than 1.0) by 2050. The following are corridors with modeled volumes near capacity that will be monitored in the future:

Rainier Road SE, a key north-south connection to the City, is currently projected to operate with a v/c ratio between 0.90 and 0.99 south of Yelm Highway. This segment narrows from a five-lane to a two-lane roadway, contributing to expected delays. The project list includes reconstruction of Rainier Road SE between Yelm Highway and the southern city limits. The project is not reflected in the model because the improvements are limited to improving transition and storage lane lengths which are too granular for the regional model. These



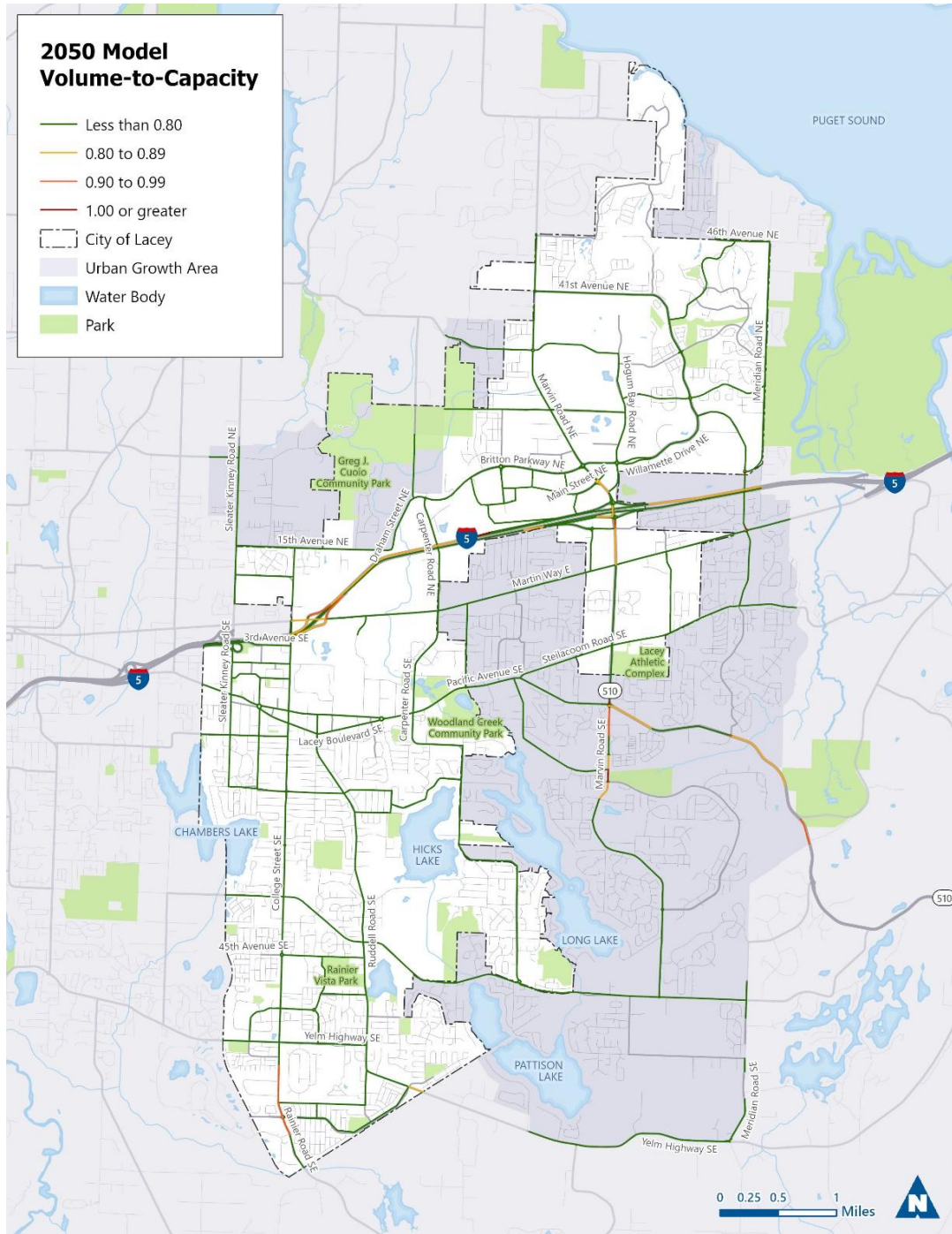
improvements are expected to improve roadway capacity and reduce forecasted v/c ratios.

At the southern end of the city, Yelm Highway SE east of Compton Boulevard shows minor congestion concerns, with a v/c ratio between 0.80 and 0.89. This section narrows to two lanes as it crosses a rail line via an overpass. The City has a proposed a project that plans to address future congestion by widening the highway to four lanes with a two-way left-turn lane to help relieve congestion.

Segments of the Martin Way and Marvin Road corridors near the I-5 interchanges are anticipated to face increased freeway access demand as local and regional growth continues. While these segments are forecasted to remain below a v/c ratio of 1.0, ongoing monitoring will assess impacts related to future growth and developments. To uphold LOS standards, the City works with developers to identify and implement appropriate mitigation measures for each development. Additionally, the Martin Way/Marvin Road Interchange Justification Report highlights the potential need to evaluate an additional interchange at Carpenter Road if future freeway access demand exceeds the capacities of the existing interchanges.

Corridors such as I-5 and SR 510 are discussed in more detail in the State Facilities section below.

Figure 16: 2050 Model Volume-to-Capacity



Source: TRPC, 2025.



State Facilities

Limited Access Facilities

There are two state facilities within city limits: I-5 and Marvin Road/SR 510. The v/c ratios provided by TRPC shown in **Figure 16** represent 2-hour PM peak average volume-to-capacity conditions. This high-level analysis does not reflect congestion stemming from intersections, interchanges, grade changes, and merge/diverge friction.

Segments of I-5 between Martin Way to Marvin Road/SR 510 are shown to operate near or above capacity by 2050. Adjacent to the Marvin Road/SR 510 & Pacific Avenue intersection there is a failing southbound segment. These segments are not currently failing. The City will continue to monitor these locations and coordinate with WSDOT to identify potential improvement if these segments start to fail to meet vehicle demand over the next 20 years. The City recognizes the importance of monitoring operational performance on state-owned facilities, especially where local and regional traffic converge.

Intersections

Intersections on state facilities include those along Marvin Road/SR 510 and the I-5 interchanges at Martin Way and Marvin Road.

The Martin Way/Marvin Road IJR developed in coordination with WSDOT reports that a partial cloverleaf interchange design is planned for Martin Way & I-5 to provide more capacity at the ramp intersections. The IJR also highlights the potential need to evaluate an additional interchange at Carpenter Road if future freeway access demand exceeds the capacities of the existing interchanges. Ongoing monitoring will evaluate the need for further freeway access improvements in the future.

Steilacoom Road SE & Marvin Road/SR 510 is operating near capacity under existing conditions and is expected to experience more delay with future growth. As noted in Chapter 2, this intersection lies within a strategy corridor where congestion is expected, and intersection failure is not considered a critical concern due to land use constraints and planned high-density growth. The City is proposing to construct a roundabout and working to identify improvements at or parallel to this location that will increase multimodal capacity and reduce vehicle congestion at this intersection.



CHAPTER 6: TRANSPORTATION PROJECT LIST

Project Development

Projects are derived from a variety of sources, including community input, projects carried over from past plans, and projects that allow the City to meet its MMLOS standards and guidelines. Projects identified in the existing plans like the City’s 2018 Pedestrian and Bicycle Plan and the recent Safety Action Plan largely overlap with projects identified in this plan.

Transportation Project Lists

Table 7, Figure 17, and Figure 18 contain the fiscally unconstrained 20-year projects. Those projects will be completed based on available funding, grants received, and community priorities. It describes the full list of project ideas that came out of this planning process. It is important to note that these ideas are high-level only. Specific details, including specific designs and project termini, are subject to change.

Planning-level cost estimates are provided for each project to help identify high-level funding needs over the next 20 years. Planning-level costs are not intended to be used as engineering design costs. The City of Lacey provided the following cost assumptions to estimate planning-level costs as of May 2025:

- \$15 million per mile to build a roadway to collector standards, including right-of-way (ROW) acquisition and all amenities
- \$25 million per mile to build a roadway to arterial standards, including ROW acquisition and all amenities
- \$10 per square foot for residential ROW
- \$25-\$30 per square foot for commercial property ROW
- \$2 million to construct a roundabout



For projects that do not fall under these standard categories, such as sidewalk installations, crossing improvements, or other smaller scale infrastructure, cost estimates were developed based on City design standards or local costs for similar projects to identify reasonable assumptions for typical widths, materials, and treatments.



Table 7: 20-year (Unconstrained) Project List

Project ID	Project Title	Description	Type	Cost*
Active Transportation Projects				
A 01	46th Avenue Trail - Hilton Road NE to Meriwood Drive NE	Install a shared use path connecting 46th Avenue with Meriwood Drive to provide a neighborhood connection.	Pedestrian / Bike	\$1,213,000
A 02	41st Avenue NE Pedestrian Improvements - Marvin Road to Edgewater Boulevard NE	Sidewalk on both sides of the road.	Pedestrian	\$787,000
A 03	Meridian Road NE Improvements - Martin Way to Orion Road	Study to determine the feasibility of installation of bike lanes on Meridian Road over I5. The City will support Thurston County.	Study	(Thurston County)
A 04	I-5 Pedestrian Trail - Martin Way E to 14th Avenue NE	Continuing the existing I-5 trail along the I-5 corridor to 14th Avenue NE.	Pedestrian / Bike	\$9,514,000
A 05	SR 510 Active Transportation Improvements - I-5 to Pacific Avenue SE	Feasibility study to determine potential active transportation improvements. The City will coordinate with WSDOT.	Study	\$150,000
A 06	Union Mills Road SE - Pacific Avenue SE to Karen Fraser Woodland Trail	Separated sidewalk on one side of the road to connect Union Mills Road to Pacific Avenue.	Pedestrian	(Thurston County)
A 07	Sleater Kinney Road Improvements - 14th Avenue SE to Pacific Avenue SE	Study to explore potential to install bike lanes on this section of Sleater Kinney Road SE.	Study	\$75,000



Project ID	Project Title	Description	Type	Cost*
A 08	Golf Club Road SE Pedestrian Improvements - Pacific Avenue to 21st Avenue SE	Sidewalk on both sides of the road to be developed. This provides essential connections within the neighborhood.	Pedestrian	\$3,456,000
A 09	Karen Fraser Woodland Trail Extension - Woodland Creek Park to Marvin Road SE, then to Pacific Avenue SE	Support Thurston County to extend shared-use path to Marvin Road SE and eventually through the rest of the UGA. The project would include property acquisition of existing BNSF railroad line.	Pedestrian / Bike	(Thurston County)
A 10	14th Avenue SE Pedestrian Improvements - Sleater Kinney Road SE to College Street SE	Sidewalk on both sides of the road to be developed. This provides essential connections within the neighborhood.	Pedestrian	\$2,043,000
A 11	22nd Avenue SE Improvements - College Street SE to Lilac Street	Sidewalk connections to be made to expand pedestrian access and to Ruddell Road.	Pedestrian	\$2,885,000
A 12	Lilac Street Improvements - Lacey Elementary School to 25th Avenue SE	Sidewalk connections to be installed to expand pedestrian access to Lacey Elementary School.	Pedestrian	\$627,000
A 13	37th Avenue - Ruddell Road to Stanfield Road	Neighborhood Connection.	Study	\$150,000
A 14	50th Avenue SE - Willshire Court SE to Ruddell Road SE	Sidewalk infill on short segment to improve network connectivity.	Pedestrian	\$242,000
A 15	66th Avenue Bike Improvements	66th Ave from Rainier Road to Balustrade Boulevard.	Bike	\$266,000
A 16	66th Avenue SE - Bailey Street SE to Ruddell Road SE	Sidewalk on both sides of the road.	Pedestrian	\$1,460,000



Project ID	Project Title	Description	Type	Cost*
A 17	Active Transportation Network Inventory	Inventory and map active transportation facility conditions (i.e. width, gaps, etc.).	Bike / Pedestrian	\$75,000
Intersection Projects				
I 01	Willamette Drive and Campus Glen Drive Roundabout	Roundabout to improve operations. Roundabout will include signage, striping and sidewalks to facilitate active transportation.	Vehicle / Pedestrian / Bike	\$2,000,000
I 02	Marvin Road & 31st Avenue NE	Roundabout to improve operations. Roundabout will include signage, striping, and sidewalks to facilitate active transportation.	Vehicle / Pedestrian / Bike	\$2,000,000
I 03	Britton Parkway NE & Central/Callison Road NE	Four leg Roundabout; Multilane for Britton and single for the minor streets.	Vehicle / Pedestrian / Bike	\$2,000,000
I 04	Britton Parkway NE & Western Parkway NE	Four leg Roundabout; Multilane for Britton and single for the minor streets.	Vehicle / Pedestrian / Bike	\$2,000,000
I 05	Martin Way / I-5 Interchange Improvements	Interchange improvements per Interchange Justification Report.	Vehicle	(WSDOT)
I 06	Marvin Road SE & Steilacoom Road SE Roundabout	Roundabout to improve operations. Roundabout will include signage, striping, and sidewalks to facilitate active transportation.	Vehicle / Pedestrian / Bike	\$2,000,000
I 07	7th Avenue & College Street Roundabout - Pacific Avenue to I-5	Construct a multi-lane roundabout at the intersection of College Street SE and 7th Avenue SE and will include sidewalks and other active transportation improvements.	Vehicle / Pedestrian / Bike	\$6,000,000



Project ID	Project Title	Description	Type	Cost*
I 08	Sleater Kinney Road & 6th Avenue NE	Evaluate for potential intersection improvements.	Study	\$75,000
I 09	Willamette Drive & Orion Drive NE	Evaluate for potential intersection improvements.	Study	\$75,000
Corridor Projects				
C 01	46th Avenue Improvements - Meridian Road NE to Homestead Avenue NE	Widen roadway to a 2/3 lane collector with bike lanes, planter strips, and sidewalks.	Vehicle / Pedestrian / Bike	\$7,870,000
C 02	Meridian Road Improvements - Orion Drive NE to 46th Avenue NE	Widen roadway to a 2/3 lane collector with bike lanes, planter strips, and sidewalks.	Vehicle / Pedestrian / Bike	\$30,900,000
C 03	Marvin Road from Britton Parkway to Columbia Way NE	Widen Marvin Road from 2 lanes to 5 lanes to Hawks Prairie Road then transition to 3 lane section, with bike lanes and sidewalks.	Vehicle / Pedestrian / Bike	\$19,000,000
C 04	Carpenter Road NE - Britton Parkway to Hawks Prairie Road	Widen roadway to a 2/3 lane collector, with bike lanes, planter strips, and sidewalks.	Vehicle / Pedestrian / Bike	\$12,290,000
C 05	31st Avenue NE Extension - Marvin Road to Carpenter Road	Extend 31st Avenue NE to Carpenter Road as a new 2/3 lane collector with bike lanes, planter strips, and sidewalks. ROW Acquired.	Vehicle / Pedestrian / Bike	\$11,279,000
C 06	Britton Parkway - Phase II	Gateway Boulevard to Carpenter Road - Widen remaining portion of Britton Parkway to 4 lane boulevard.	Vehicle / Pedestrian / Bike	\$3,500,000



Project ID	Project Title	Description	Type	Cost*
C 07	15th Avenue NE/ Draham Road Sleater-Kinney Road to Carpenter Road	This project will study widening 15th Avenue to arterial standards with medians, bicycle lanes, planter strips, and sidewalks.	Study	\$150,000
C 08	Carpenter Road Widening from Martin Way to Britton Parkway	Widen roadway to 5 lanes with auxiliary turn lanes, bike lanes, sidewalks, and other urban amenities.	Vehicle / Pedestrian / Bike	\$23,000,000
C 09	Martin Way Improvements - East City Limits to West City Limits	This project will enhance Martin Way to include access control, medians, bike lanes, sidewalks, and other urban amenities.	Vehicle / Pedestrian / Bike	\$6,000,000
C 10	Hoh Street Extension	Finish the Hoh Street connection between Monarch Meadows and Steilacoom Road.	Vehicle / Pedestrian / Bike	\$2,000,000
C 11	Steilacoom Road - Marvin Road to Duterrow Road	Study to widen to a 2/3 lane collector with medians, bike lanes, planter strips, and sidewalks.	Study	\$150,000
C 12	Kinwood Street Improvements - Pacific Avenue SE to Martin Way E	Widen roadway to a 2/3 lane collector, with bike route, planter strips, and sidewalks.	Vehicle / Pedestrian / Bike	\$11,080,000
C 13	Desmond Drive Extension Study - Martin Way to Pacific Avenue	Corridor study to develop a route for a new 2/3 collector with medians, bike lanes, planter strips and sidewalks.	Study	\$50,000
C 14	Steilacoom Road - Pacific Avenue to Marvin Road	Widen roadway to a 2/3 lane collector with medians, bike lanes, planter strips, and	Vehicle / Pedestrian / Bike	\$12,387,000



Project ID	Project Title	Description	Type	Cost*
		sidewalks. Partnering with Thurston County for ROW outside of City limits.		
C 15	Woodland Square Loop Extension - Woodland Square Loop to 4th Avenue SE	Extends Woodland Square Loop to 4th Avenue SE. North of 6th Avenue SE, the roadway will be a “Woonerf”, allowing pedestrians and bicycles use of the full width of the road.	Vehicle / Pedestrian / Bike	\$1,000,000
C 16	4th Avenue SE Connection between College & Golf Club Road	Enhances circulation for pedestrians, bikes, and vehicles by creating an east/west connection.	Vehicle / Pedestrian / Bike	\$1,300,000
C 17	Pacific Avenue - Union Mills Road to Marvin Road (SR 510)	Support Thurston County with a study to widen the roadway to include bike lanes, planter strips, and sidewalks.	Study	(Thurston County)
C 18	10th Avenue Extension - College Street to Golf Club Road SE	Extends 10th Avenue SE from Golf Club Road SE to College Street as a 2/3 lane connection with sidewalks.	Vehicle / Pedestrian	\$1,000,000
C 19	Carpenter Road Capacity and Safety Improvements Pacific to Shady Lane	Widen Carpenter Road to a 4/5 lane roadway from Pacific Avenue to Diamond Loop Road, 3/4 lane roadway (two lanes northbound/one lane southbound) from Diamond Loop Road to 14th Avenue SE, including the realignment at 14th Avenue, and widening to a 2/3 lane roadway and auxiliary turn lane from 14th Avenue SE to Shady Lane. The roadway includes bike lanes, planter strips, and sidewalks for the entire project limits.	Vehicle / Pedestrian / Bike	\$5,400,000



Project ID	Project Title	Description	Type	Cost*
C 20	Ruddell Road Corridor Study - Pacific Avenue to Yelm Highway SE	Develop a long-range plan for Ruddell Road for a 4-lane boulevard with auxiliary turn lanes, strict access control, bike lanes, pedestrian refuge islands, planter strips, medians, and sidewalks.	Study	\$150,000
C 21	College Street Corridor Improvements - Lacey Boulevard to 37th Avenue SE	This project will widen the roadway to include a planted center median, auxiliary left turn lanes, sidewalks, with typical urban amenities This includes a traffic control roundabout at 29th Avenue.	Vehicle / Pedestrian / Bike	\$20,000,000
C 22	Marvin Road SE Improvements - Union Mills Road SE to Mullen Road SE	Widen roadway to 2/3 lane collector standards. The City will support Thurston County for their project.	Vehicle / Pedestrian / Bike	(Thurston County)
C 23	Marvin Road - Union Mills Road to Mullen Road	Engineering Corridor Study, reserve ROW for future arterial.	Study	(Thurston County)
C 24	Shady Lane SE - Lilac Steet to Carpenter Road	Widen roadway to a 2/3 lane collector, with bike lanes, planter strips, and sidewalks.	Vehicle / Pedestrian / Bike	\$10,228,000
C 25	Carpenter Road Active Improvements - Shady Lane Road SE to Mullen Road SE	Widen roadway to a 2/3 lane collector, with bike lanes, planter strips, and sidewalks.	Study	\$150,000
C 26	37th Avenue SE - College Street to west city limits	Widen to a 2/3 lane collector with medians, bike lanes, planter strips, and sidewalks. Coordinate with Olympia for improvements to Herman Road west of City limits.	Vehicle / Pedestrian / Bike	\$7,387,000



Project ID	Project Title	Description	Type	Cost*
C 27	Mullen Road - Afflerbaugh Drive to Marvin Road	Support Thurston County with widening the roadway to a 2/3 lane collector with medians, bike lanes, planter strips, and sidewalks.	Vehicle / Pedestrian / Bike	(Thurston County)
C 28	Marvin Road Extension - Mullen Road to Yelm Highway SE	Support Thurston County with a study to define a route to extend Marvin Road from Mullen Road to Yelm Highway.	Vehicle / Pedestrian / Bike	(Thurston County)
C 29	Kagy Street SE Improvements - Mullen Road SE to 58th Avenue SE	Support Thurston County to update Kagy Street to collector standards with sidewalks and bike facilities.	Vehicle / Pedestrian / Bike	(Thurston County)
C 30	Rainier Road from Yelm Highway to South City Limits	Reconstruction of Rainier Road SE that will improve tapers and storage at the intersection with Yelm Highway, including the addition of bike lanes and sidewalks.	Vehicle / Pedestrian / Bike	\$3,500,000
C 31	Yelm Highway Improvements - Ruddell Road to Compton Boulevard	Widen east side for additional northbound lane, bike lane, sidewalk and other urban amenities.	Vehicle / Pedestrian / Bike	\$6,000,000
C 32	New Connections - Lacey Downtown	Connecting streets consistent with new developments.	Vehicle / Pedestrian / Bike	N/A
C 33	Quiemuth Resort (formerly Lacey Hawks Prairie Business District) Commercial Corridors	The Nisqually Tribe will construct new corridors within the development.	Vehicle / Pedestrian / Bike	\$11,000,000

Note: * Planning-level cost estimates are for planning purposes only and are not intended to be used as engineering design costs.

Figure 17: Active Transportation Projects

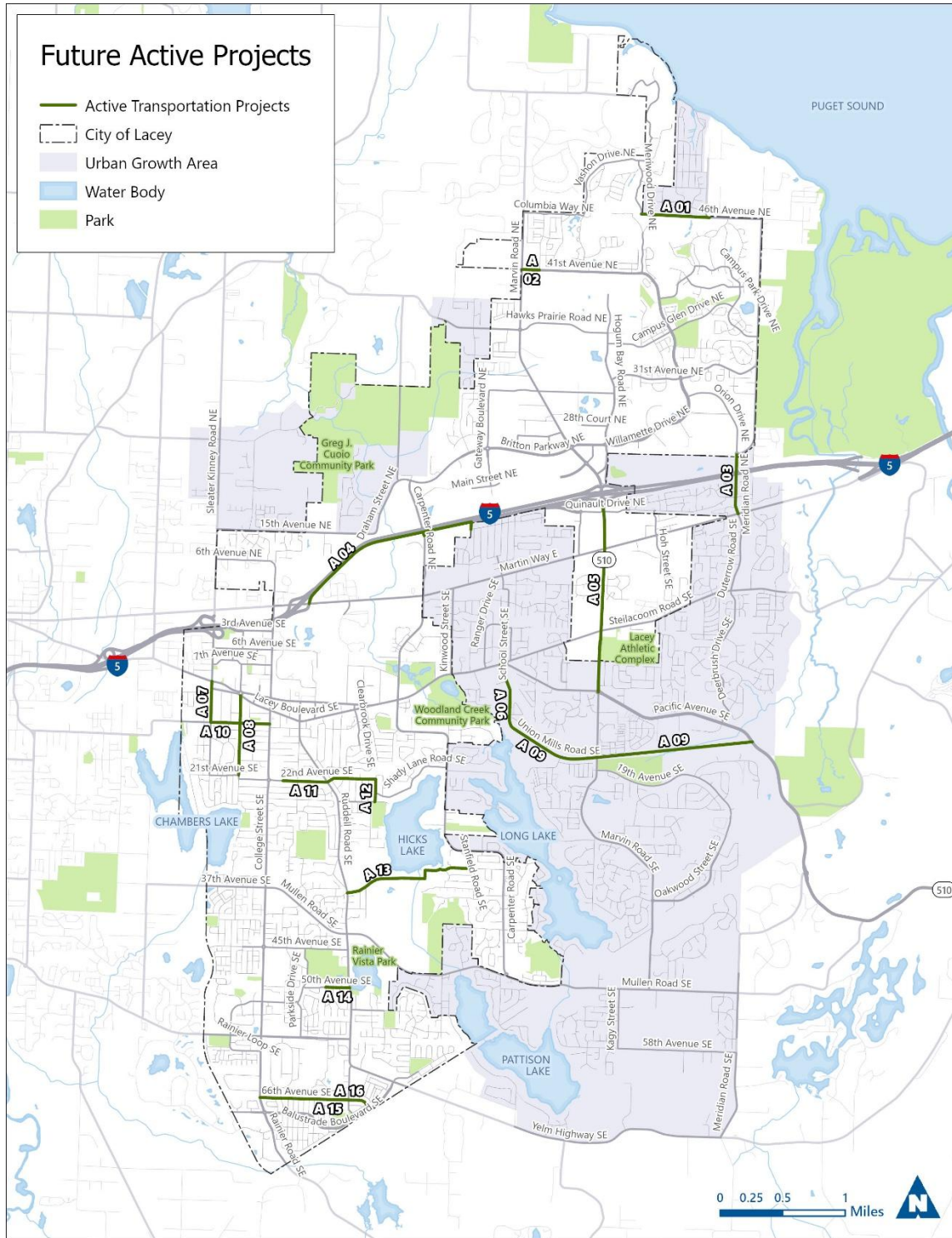


Figure 18: Corridor and Intersection Projects





CHAPTER 7: FUNDING AND IMPLEMENTATION

To adhere to the Growth Management Act’s principle of fiscal responsibility in transportation planning, Lacey’s transportation project list must be fiscally constrained, emphasizing the maintenance and operation of existing infrastructure before considering new capital improvements.

The City of Lacey leverages multiple revenue sources to support its overall transportation program. In addition to summarizing these sources and forecasting what they will generate over the next few decades, this chapter documents additional funding sources that the City could consider pursuing to implement the investments described in this Transportation Element. This chapter describes additional strategies that the City could employ to optimize use of its transportation network. The City will approach this using the following strategies:

1. Enhancing revenue from existing sources. The City is evaluating adjustments to current revenue streams.
2. Adopting new revenue mechanisms. Explore opportunities to increase available revenues over the next 20 years, including innovative funding avenues such as bonds and sales taxes to generate dedicated funds for transportation.
3. Implementing transportation demand management strategies. Reducing vehicle trips will lead to reduction in traffic congestion, maintenance needs, and environmental impacts.

Together, these strategies will help Lacey create a sustainable, efficient, and effective transportation system that meets future demands within current fiscal constraints.

Funding Assessment

Table 8 provides a high-level summary of likely revenue sources and expenditures, including the project list in Chapter 6, that can be expected over a 20-year period. Estimates are based on funding sources and average revenue from the last five years. Descriptions of each revenue source in the table are provided later in this section.



Total revenue for the next 20 years is projected to be about \$313 million. The cost estimate to complete the full project list from Chapter 6 amounts to \$246 million.

The City relies on funding sources such as grants that differ year to year based on projects that qualify for the available grants and staff capacity to apply for and manage grants. Funding opportunities such as those described later in this chapter present other potential revenue sources the City could pursue to close the projected shortfall of almost \$33 million. The City continually monitors available revenue sources.

Table 8: 20-year Revenue and Expenditure Estimates

20-Year Estimates	
Revenue	
Base Utility Tax	\$61,808,000
Motor Vehicle Fuel and Multimodal Transportation Tax	\$19,368,000
Real Estate Excise Tax (0.25%)	\$79,676,000
Mitigation Fees	\$31,723,000
Federal Grant	\$20,831,000
State Grant	\$5,818,000
Local Funds	\$3,869,000
Transportation Benefit District (0.20% of 9.7%)	\$73,515,000
Interest Income	\$16,311,000
Total Revenue over 20 Years	\$312,919,000
Expenditures	
Maintenance and Preservation	\$60,000,000
Operations	\$40,000,000
Total Project List Costs	\$245,864,000
Total Expenditures over 20 Years	\$345,864,000
Projected Shortfall	\$32,945,000

Revenue Sources

The following sections describe revenue sources that the City applies today and their outlook over the next 20 years.



Mitigation Fees

Fees are levied on new development as a method to pay for the increased demand that development puts on infrastructure. The primary goal of mitigation fees is to have developments “pay their own way,” reducing the financial burden on existing taxpayers. By collecting these fees, municipalities can finance capital improvements that add capacity like adding lanes to existing roads, constructing new roadways, or constructing active transportation facilities. Mitigation fees are typically assessed during the development approval process and collected when building permits are issued. The fee charged depends on factors such as development type and size and the projected impact of the development on the local transportation network. Lacey’s Mitigation Fee program is expected to generate \$32 million over the next 20 years based on historic data.

Grants

Grants are competitive revenue sources where projects must meet specific criteria. Federal, state, and local agencies release grants to help fund transportation projects. The number of grant opportunities available in a particular year is highly variable. The City competes with other jurisdictions to receive each grant based on need, population, project potential, project deliverability, and expected impact. Historically, there are more grant opportunities in even years than odd years. The City of Lacey typically receives between \$0.5-2 million annually from federal and state grants. Some of the active grant programs Lacey has received revenue from include: National Highway Traffic Safety Administration Highway Planning, Federal Highway Administration Office of Safety, and Transportation Improvement Board State Grant.

Other grants that Lacey can apply for include: Better Utilizing Investments to Leverage Development (BUILD) Grant, Surface Transportation Block Grant (STBG) Program, and Safe Streets and Roads for All (SS4A) Program. BUILD grants provide an opportunity to invest in road, rail, transit, and port projects that achieve national objectives. BUILD grants often go towards multimodal, multi-jurisdictional projects that are more difficult to support through traditional federal funding programs.

The STBG is a very flexible program where state and metropolitan regions may use funds for highway, bridge, transit, and pedestrian and bicycle infrastructure projects. The program can cover up to 80% of the total cost of the project, with the rest covered by states and localities. Some of the types of projects qualified under the STBG are highway and



bridge construction and rehabilitation, federal aid bridge repair, transit capital projects, bicycle, pedestrian and recreational trails, construction of ferry boats and terminals, environmental mitigation, congestion pricing, travel demand management, and intelligent transportation systems.

The SS4A program established under the Bipartisan Infrastructure Law has appropriated over \$5 billion dollars over the span of five years (2022-2026) to fund community led projects that address preventable death on roads, streets, and highways through safer people, roads, vehicles, appropriate vehicle speeds, and improved post-crash care. The SS4A program funds two types of grants: planning and demonstration grants and implementation grants for major capital investments. The City received a planning grant to produce a Safety Action Plan in 2025. Based on the findings of the plan, the City has applied for implementation grants in 2025 and beyond.

The Active Transportation Planning (ATP) grant provides funding to improve pedestrian and cyclist safety, enhanced pedestrian and cyclist mobility and connectivity, or improve the condition of existing facilities.

The State's Transportation Investment Board (TIB) uses a priority array process to identify projects that best meet the intent of each funding program. TIB funding criteria includes safety, mobility, physical condition, nature of project, constructability, and sustainability.

Real Estate Excise Tax (REET)

The Real Estate Excise Tax (REET) is a key revenue source the City uses to fund capital projects. The REET is a tax collected on the sale of qualifying real estate sales. REET is applied to all real estate sales based on the full selling price, including liens, mortgages, and debts used in the purchase. Lacey collects a tax of 0.25% of the selling price on each sale of real property within city limits and proceeds are deposited into Lacey's capital improvement fund.¹⁴

The first 0.25% of the REET must be used to finance new capital facilities or maintenance and operations at existing facilities, as specified in the City's Capital Facilities Plan. This can include infrastructure such streets, sidewalks, lighting, traffic signals, water and sewer systems, parks, public safety buildings, trails, libraries, and other civic facilities. The

¹⁴ [Ch. 3.07 Excise Tax on Sale of Real Estate | Lacey Municipal Code](#)



Growth Management Act authorizes another 0.25% that can be used to fund similar projects.¹⁵

Transportation Benefit District

Transportation Benefit District sales tax and vehicle licensing fees are independent taxing districts created by ordinance. The City of Lacey currently uses revenue generated from the Transportation Benefit District to fund maintenance expenditures.¹⁶

Options to Increase Revenue

Lacey has limited dedicated transportation funding options, many of which the City is already using. Additional funding options the City can explore are summarized below.

Local Improvement Districts (LIDs)

Local Improvement Districts are special purpose financing mechanisms that cities can use to fund capital improvements benefitting specific areas. Property owners within these districts are assessed fees proportionate to the benefits they receive from the improvements. LID revenues are limited in their use to specific capital projects that benefit owners in the special purpose area for which they were created. Cities are authorized to form LIDs under RCW 35.43 without voter approval. However, LID formation is a complex process and must first be demonstrated to be financially feasible. Additionally, if the City receives protests from property owners who would pay at least 60% of the total cost of the improvement, the LID would be dissolved.¹⁷ The potential amount of revenue LIDs could generate depends on the planned projects within the area. To generate LID revenue in the future, the City would have to identify specific projects that fit the general requirements of a LID on a case-by-case basis.

Commercial Parking Tax

Washington cities can impose taxes on commercial parking lots, either collected from businesses directly or by adding fees for customers at the time of sale. There is no cap on the commercial parking tax rate, but the revenue generated must be used for transportation-related purposes. Commercial Parking Tax programs can tax total

¹⁵ [MRSC - Real Estate Excise Taxes \(REET\)](#)

¹⁶ [Transportation Benefit District - City of Lacey](#)

¹⁷ Municipal Research Services Center, "[Local Improvement Districts](#)," last modified April 2, 2021.



transactions or implement a fee per transaction. For example, the City of Seattle increased its commercial parking tax rate to 14.5% in 2022. Other cities, including SeaTac, implemented a per-transaction fee, which rose from \$3.99 in 2024 to \$4.13 in 2025. To implement this program, the City of Lacey must identify the geographic boundaries in which revenues will be collected and expended.¹⁸ This program can generate revenue if the City provides commercial parking.

General Obligation Bonds

To finance public projects, municipalities have the option to issue Limited Tax General Obligation (LTGO) Bonds and Unlimited Tax General Obligation (UTGO) Bonds.

LTGO bonds do not require voter approval and are repaid from the City's general fund. Per Washington State law, total general obligation debt a city can incur is limited to 2.5% of its assessed property value, with LTGO bonds capped at 1.5%. UTGO bonds require voter approval and are repaid through additional property taxes.

Grants

In addition to the above funding options, it is important to note that the City of Lacey is an active regional partner that routinely secures grant funding for projects. Regional partnerships and attracting outside funding through federal, state, and regional grants will continue to be a funding source that supports the implementation of Lacey's multimodal transportation system.

Agency Partnerships

Projects that affect neighboring jurisdictions provide an opportunity for Lacey to partner with other agencies when financing projects and applying for grants. One specific example could be the City partnering with the Nisqually Tribe on projects of joint concern and the ability to access Bureau of Indian Affairs funds to advance specific projects that benefit the tribe.

Transportation Demand Management (TDM)

In addition to increasing funding to meet capital capacity demands, Lacey should also consider demand-based strategies, which reduce the number and/or length of vehicle trips

¹⁸ [RCW 82.80.070\(3\)\(a-d\)](#).



that people in Lacey take. TDM describes programs and projects that maximize modal choices for all travelers and trip types. The goal of TDM programs is to provide more competitive transportation options to driving alone which improves traffic congestion without building more roads. Personal mobility rather than vehicular mobility is central to TDM. The capacity of all modes of transportation can be treated as limited assets that can be carefully managed.

TDM Strategies

Techniques like education, incentives, and disincentives are used to reduce the need for vehicle trips, reduce the distance of vehicle trips, and shift transportation users to more efficient transportation modes like transit and carpooling. There are many ways individuals can travel that reduce the number of single occupancy vehicle trips.

- **Transit** – Intercity Transit (IT) currently operates ten bus routes in Lacey, with service changes expected by 2045. IT is considering implementing Bus Rapid Transit (BRT) on select corridors in Lacey. BRT is a fast, high-frequency transit service used on routes with high ridership that features upgrades such as smart signal upgrades to prevent delay.¹⁹ IT is free to all riders, which makes this an attractive transportation option to people who live and work in the region.
- **Vanpool and Rideshare Programs** – Lacey can partner with IT for vanpools and rideshare solutions primarily for commute trips. Vanpools consist of three or more people who share a similar commute. IT provides the van, gas, tolls, insurance, and maintenance. Individuals pay a low monthly fare, and in some cases employers cover a portion of the fare for their employees.²⁰
- **Active Transportation** – The existing pedestrian and bicycle network supports walking and biking for some trip types, particularly in areas with higher density and mixed land uses. Biking is also a viable mode for people to connect to transit services - IT buses have bike racks that accommodate passengers with bicycles. Many of the prioritized projects in this plan aim to improve the connectivity and comfort of the active transportation network in Lacey, increasing the attractiveness of walking and biking options for travelers.

¹⁹ [BusRapidTransit.pdf](#)

²⁰ [Vanpool Overview](#) | [Intercity Transit](#)



- **Telecommuting and Remote Working** – Full-time and part-time telecommuting has increased over the last decade. The COVID pandemic forced many businesses, non-profits, and government agencies to quickly implement telework for employees that can work remotely. Some research predicts the percentage of people working remotely at least a few times a week to double in the US compared to pre-pandemic levels. Other studies show that telecommuting increases overall travel demand and promotes urban sprawl, as remote workers tend to offset their commutes with other trips and sometimes move further away from their workplace.²¹ To best leverage remote work as a travel demand management strategy, more years of travel data is needed to assess long-term trends in the post-pandemic era.
- **Parking Management** - Different parking strategies can disincentivize driving alone and incentivize other transportation options. Examples of parking management TDM strategies include: providing preferential parking spaces or reduced parking fees for high occupancy vehicles, providing secure and convenient bicycle parking, and increasing parking charges for single occupancy vehicles.

Commute Trip Reduction (CTR) Program

In 1991 the Washington State legislature passed the Commute Trip Reduction (CTR) law and in 2006 passed the CTR Efficiency Act to reduce traffic congestion, improve air quality, and improve efficiency of the transportation system in the state's most populous areas. The law affects worksites with 100 or more full-time employees who begin their shift between 6am and 9am on weekdays. Thurston Regional Planning Council further refined CTR requirements to include hybrid work environments. Employees who arrive between 6am and 9am on two or more weekdays per week are required to participate in CTR.

Employers impacted by CTR must appoint an Employee Transportation Coordinator (ETC) to serve as the contact and collaborator between the employer and the City. The ETC conducts an employee survey biannually to measure commute mode share and submit a program report to the City.

The CTR program relies on a partnership between the public and private sectors to make progress towards meeting goals. The City of Lacey recently updated their CTR four-year

²¹ <https://www.sciencedirect.com/science/article/abs/pii/S2214367X24000255>



plan for 2025-2029. This plan identified affected employers in Lacey, outlined challenges, and set CTR targets.²² Lacey's CTR program supports its climate target to reduce communitywide greenhouse gas emissions 45% below 2015 levels by 2030 and 85% below 2015 levels by 2050. Converting drive-alone commute trips to transit, rideshare or a non-motorized mode eliminates the greenhouse gas emissions that would have been generated by that drive.

CTR-affected worksites in Lacey have a current drive alone rate of 54.24% based on responses from the 2023-2025 survey cycle. The drive alone rate performance target is set at 50%. To meet performance targets, Lacey will support telework, continue to survey employees and distribute information, and support wellness and bicycle commuter challenges. The City will also work with TRPC to implement the region's CTR program.

As of 2025, Lacey has 23 affected worksites, and 18 of these are state agencies. After completing stakeholder engagement in spring and summer 2024, many respondents wanted safer, more reliable transportation options to serve as alternatives to driving. Employers surveyed expressed support for improved public transportation, improved biking and walking infrastructure, and remote work flexibility. This feedback is aligned with Lacey's future transportation investments as outlined in this plan.

²² <https://tdmboard.com/wp-content/uploads/2025/01/City-of-Lacey-OPT.pdf>



TRANSPORTATION ELEMENT APPENDIX A

ADA Transition Plan Update

ADA Transition Plan

The transportation system must be readily accessible to and usable by pedestrians with disabilities. The City of Lacey is committed to and required to provide an accessible transportation system. The ADA Transition Plan contains the following:

1. A list of the physical barriers in the City's facilities that limit the accessibility of its programs, activities, or services to individuals with disabilities;
2. An outline of the methods to be utilized to remove these barriers and make the facilities accessible;
3. Prioritization of projects;
4. The schedule for taking the steps to achieve ADA compliance;
5. The name of the official responsible for the plan's implementation.

ADA requirements have evolved to improve access for people with disabilities and all pedestrians. Ramps and sidewalks that were acceptable only a few years ago do not meet current ADA standards. The City is required to evaluate services, program, policies and practices, and identify barriers that may limit accessibility for people with disabilities and develop transition plans describing how they will address identified barriers.

The City of Lacey completed an extensive study which inspected all sidewalk curb ramps by planning area to identify physical barriers in the City's facilities that limit accessibility. Each ramp was evaluated against proposed 2011 *Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way* standards in regard to slopes, landing area, and truncated domes.¹

These nearly 3,500 ramps were categorized into 3 basic groupings.

- Compliant Ramp – Meets the proposed 2011 ADA standards.
- Retrofit Ramps – Requires minor modifications, such as truncated domes or minor grinding.
- Non-Compliant Ramps – Does not meet the proposed standards and must be rebuilt.

Figure 1 shows planning zones used to conduct the ADA ramp self-evaluation. The summary of this survey is illustrated in **Table 1**, and **Figure 2–Figure 9** illustrate the status of existing curb ramps by planning zone. (Seasons Planning Area is entirely within the UGA and does not include any sidewalks.)

¹ <https://www.federalregister.gov/documents/2011/07/26/2011-17721/accessibility-guidelines-for-pedestrian-facilities-in-the-public-right-of-way>

Table 1: ADA Ramp Survey Results

Planning Area	# Compliant Ramps	# Non-Compliant Ramps	# Ramps to be Retrofitted
Central	156	279	29
Hawks Prairie	950	417	28
Horizons	383	594	49
Lakes	32	241	29
Meadows	25	32	6
Pleasant Glade	57	34	0
Tanglewilde/ Thompson Place	56	34	14
Total	1,659	1,631	155

Source: City of Lacey, 2025.

The City of Lacey will remove these barriers and make all the facilities accessible to everyone in order to ensure citizens can travel safely and efficiently throughout the city. However, in order to maximize the available resources the City developed a methodology to address all the deficiencies in the system.

Obviously, a basic assumption was that all new facilities will be constructed to current standards. Modifications to the City's Development Guidelines and Public Works Standards will ensure this requirement. This Plan identifies many roadway, bicycle, and pedestrian projects to be implemented within the next 20 years. All planned construction projects will also address all deficiencies within the project limits. An example, such as the College Street Corridor Project, was developed to enhance the safety of pedestrians. This project is widening the existing roadway well beyond the previous sidewalk location. Therefore, these barriers would be corrected with the overall roadway project.

Identified barriers without planned projects within the City will also be brought up to ADA standards in two distinct ways.

- First, constraints that impact disabled citizens should be corrected in a timely manner. Therefore, the City will rely on public feedback to prioritize these specific barriers that impact disabled pedestrians.
- Secondly, to prioritize additional barriers, the facilities that are utilized the most will be retrofitted on an annual basis. It was assumed that planning areas with the highest

population and employment estimates would naturally have higher pedestrian volumes. Based on the modeling, preference for these improvements should be completed in the following order:

1. Central Lacey
2. Lakes
3. Tanglewilde/Thompson Place
4. Hawks Prairie
5. Meadows
6. Pleasant Glade
7. Horizons

Given the number of barriers throughout the City, it will require many years to transition the entire City to be completely compliant and barrier free. The City is dedicated to achieving this goal, and will need to provide annual funding to construct planned projects and retrofit prioritized deficiencies. It is anticipated that roadway projects will correct between ten and twenty intersections per year, and that dedicated ADA Retrofit Funding will correct one to two intersections per year.

The City's Public Works Department will administer the design and construction of all roadway, bicycle and pedestrian improvements. The Transportation Manager/City Traffic Engineer position is identified as the ADA coordinator and will be responsible for the implementation of the transition plan.

Complaints may be submitted in the following ways:

- The City approved online platform (e.g. LaceyWorks)
- The City's American with Disabilities Act Grievance Form
- Written complaint to:

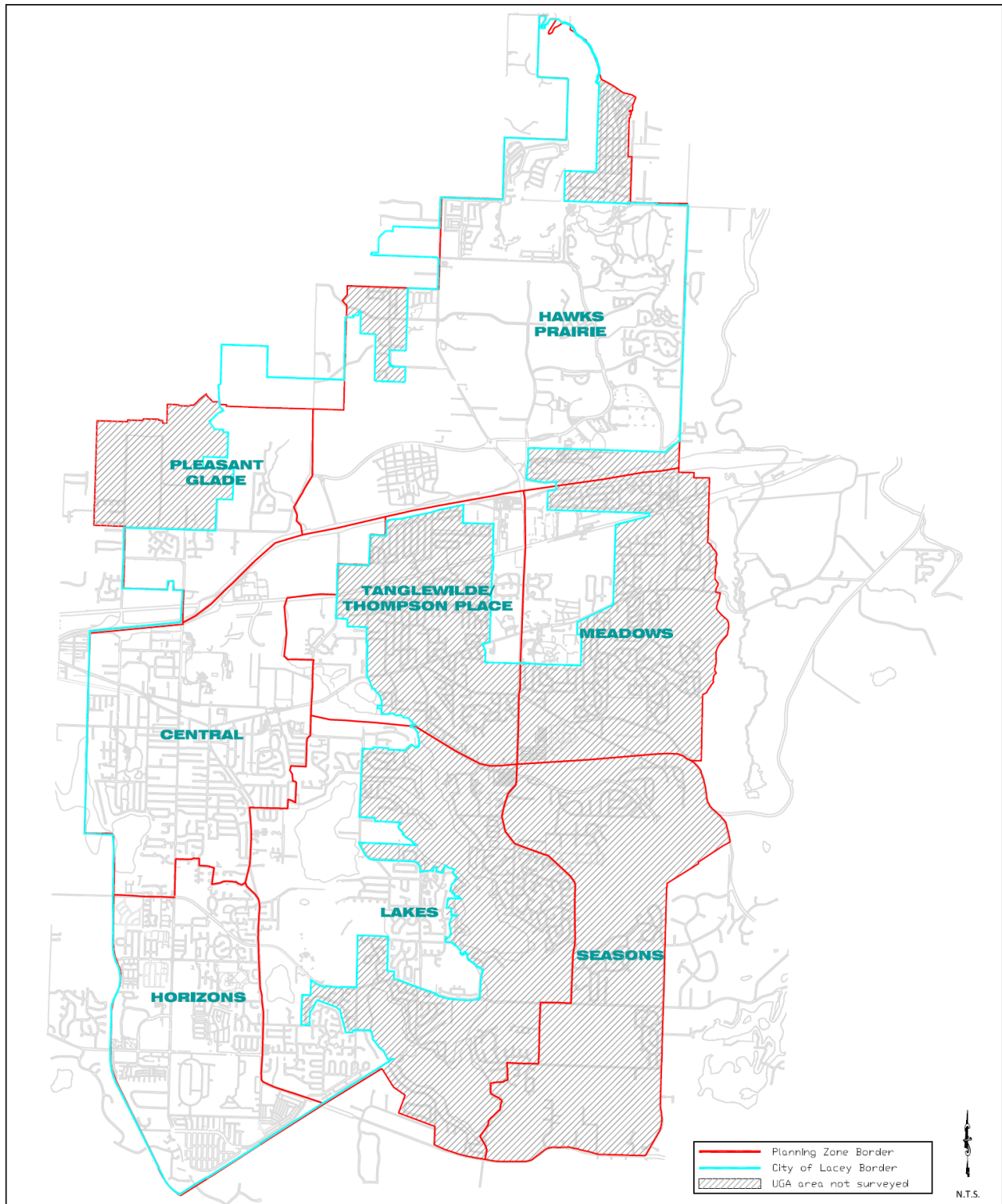
Elissa Fontaine, City Clerk

adacoordinator@cityoflacey.org

420 College Street SE Lacey, WA 98503

In addition to addressing ADA accessibility, the City of Lacey's 2018 Pedestrian and Bicycle Plan lists missing link projects that could be completed with or without roadway improvements of a 20-year period. The plan includes many types of projects, including new sidewalk connections and pedestrian trails.

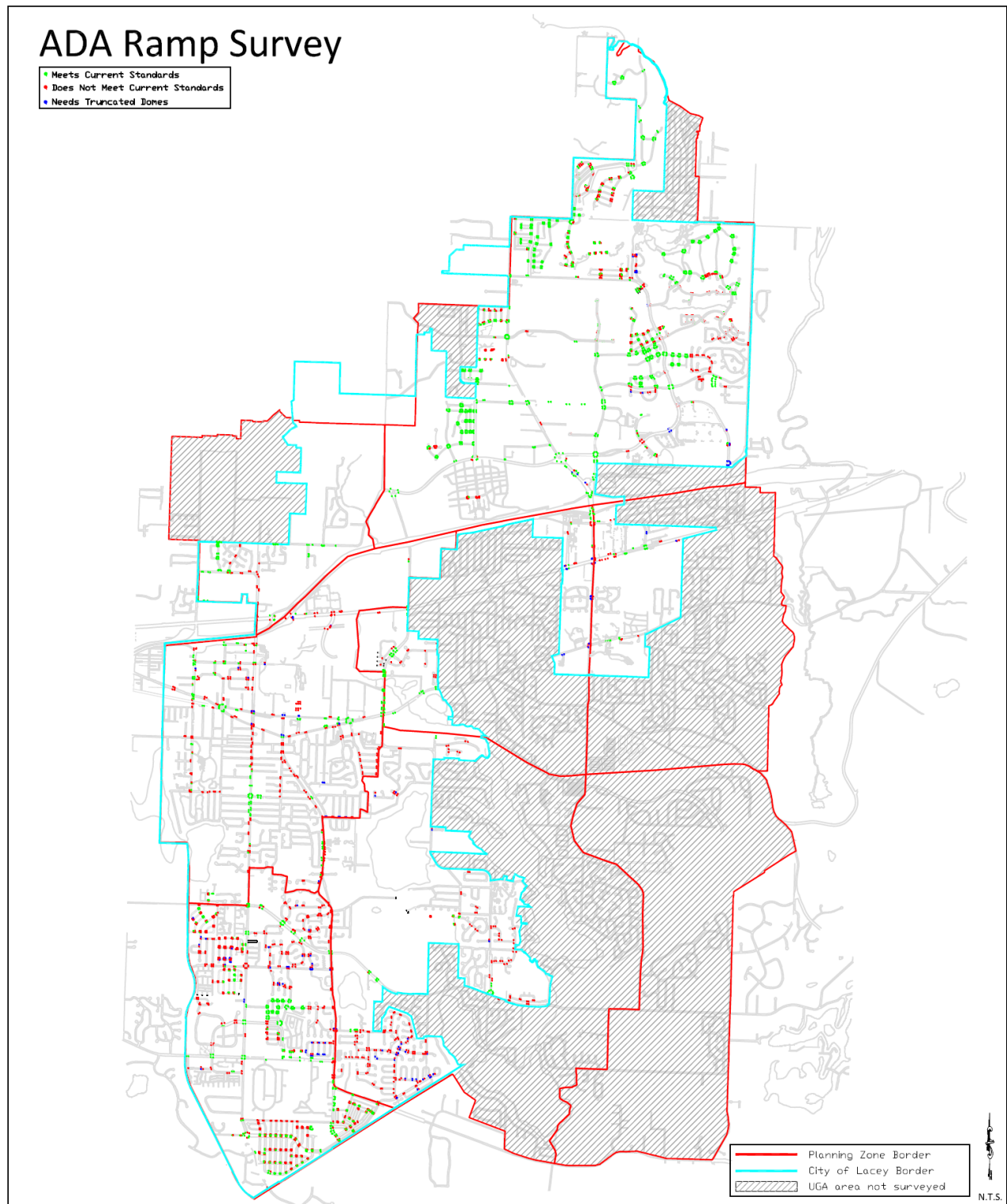
Figure 1: City of Lacey Planning Zones



**City of Lacey Limits
Planning Zones
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.

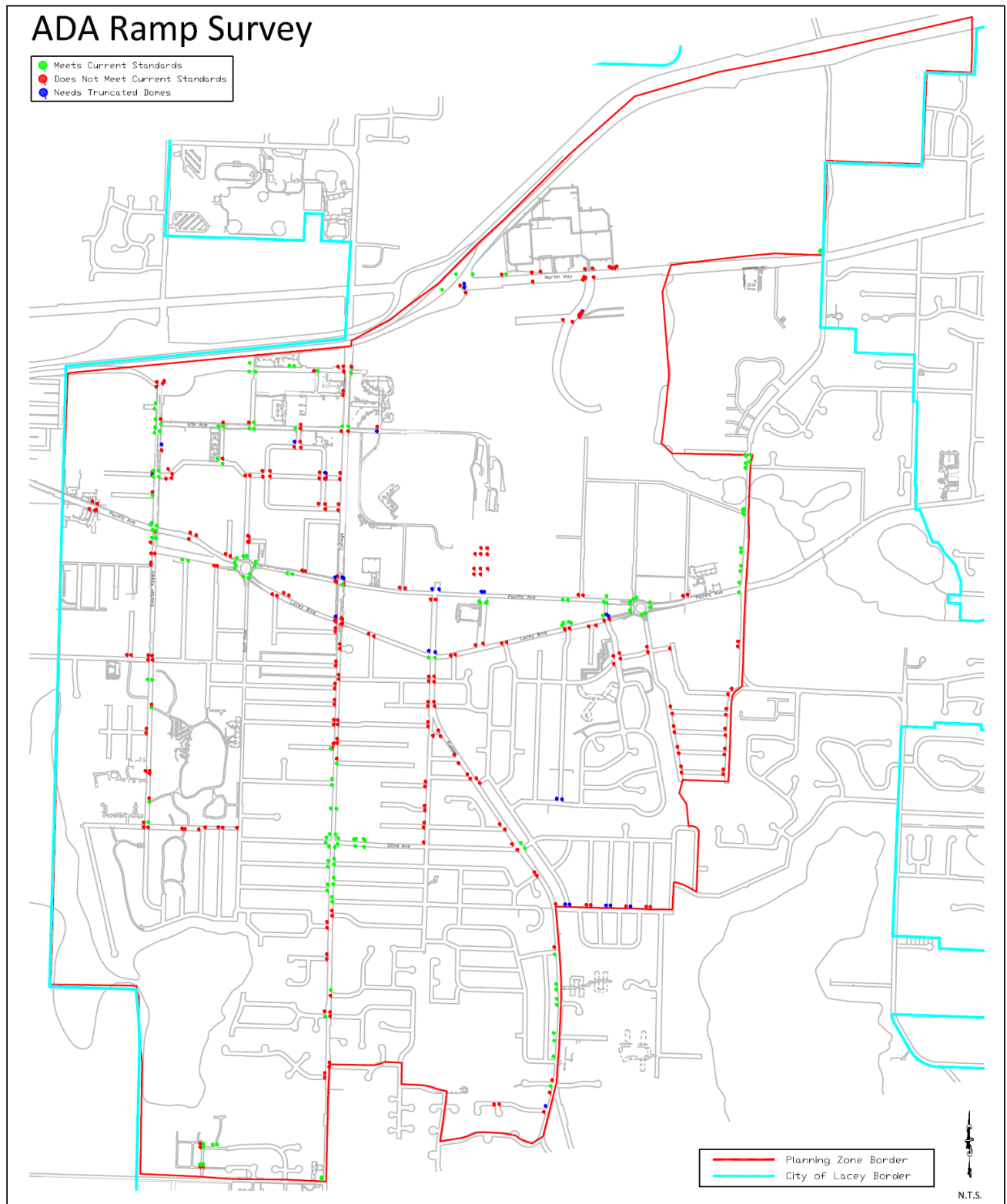
Figure 2: ADA Ramp Survey – City of Lacey Limits



**City of Lacey Limits
Planning Zones
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.

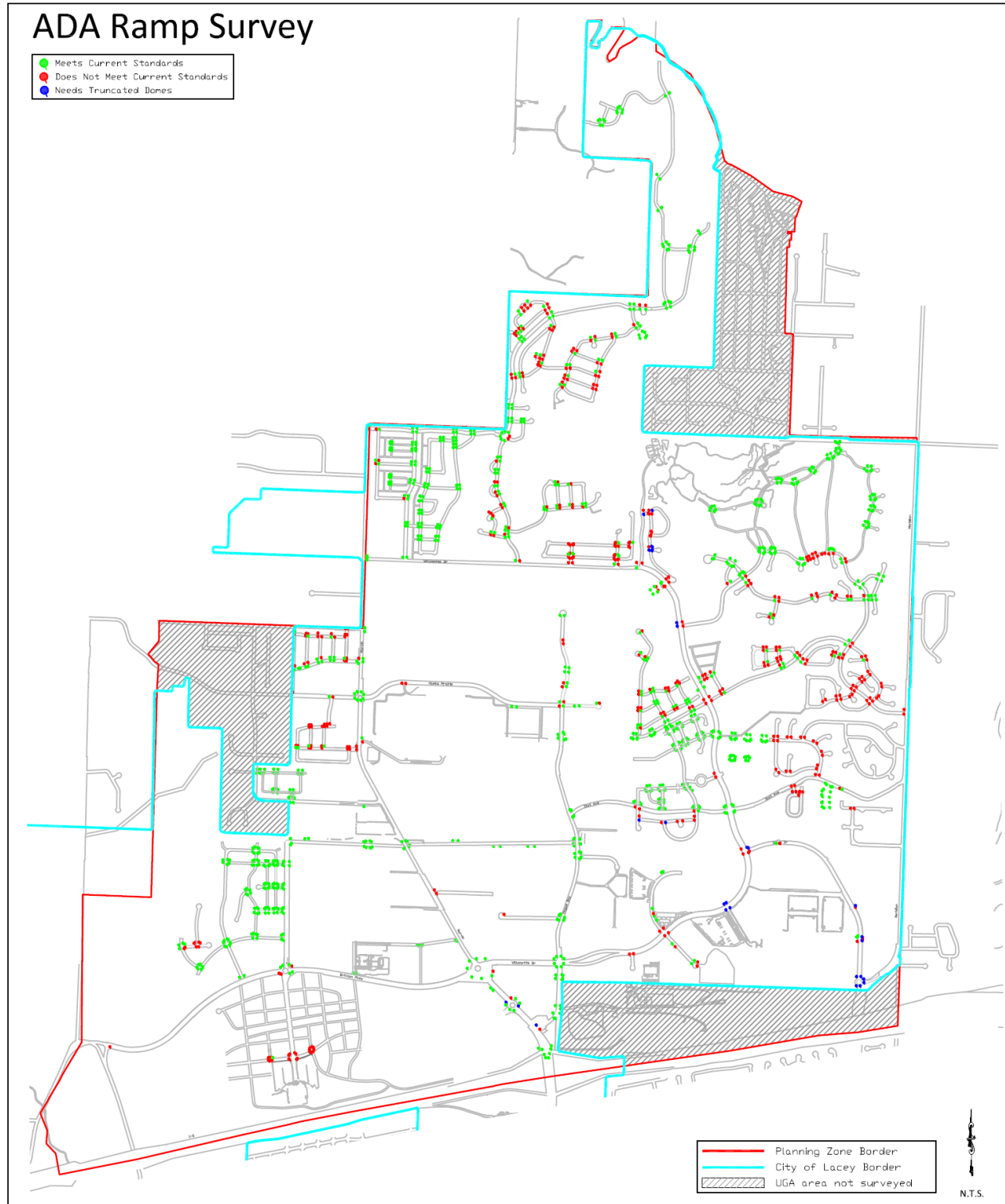
Figure 3: ADA Ramp Survey – Central Planning Zone



**Central Planning Zone
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.

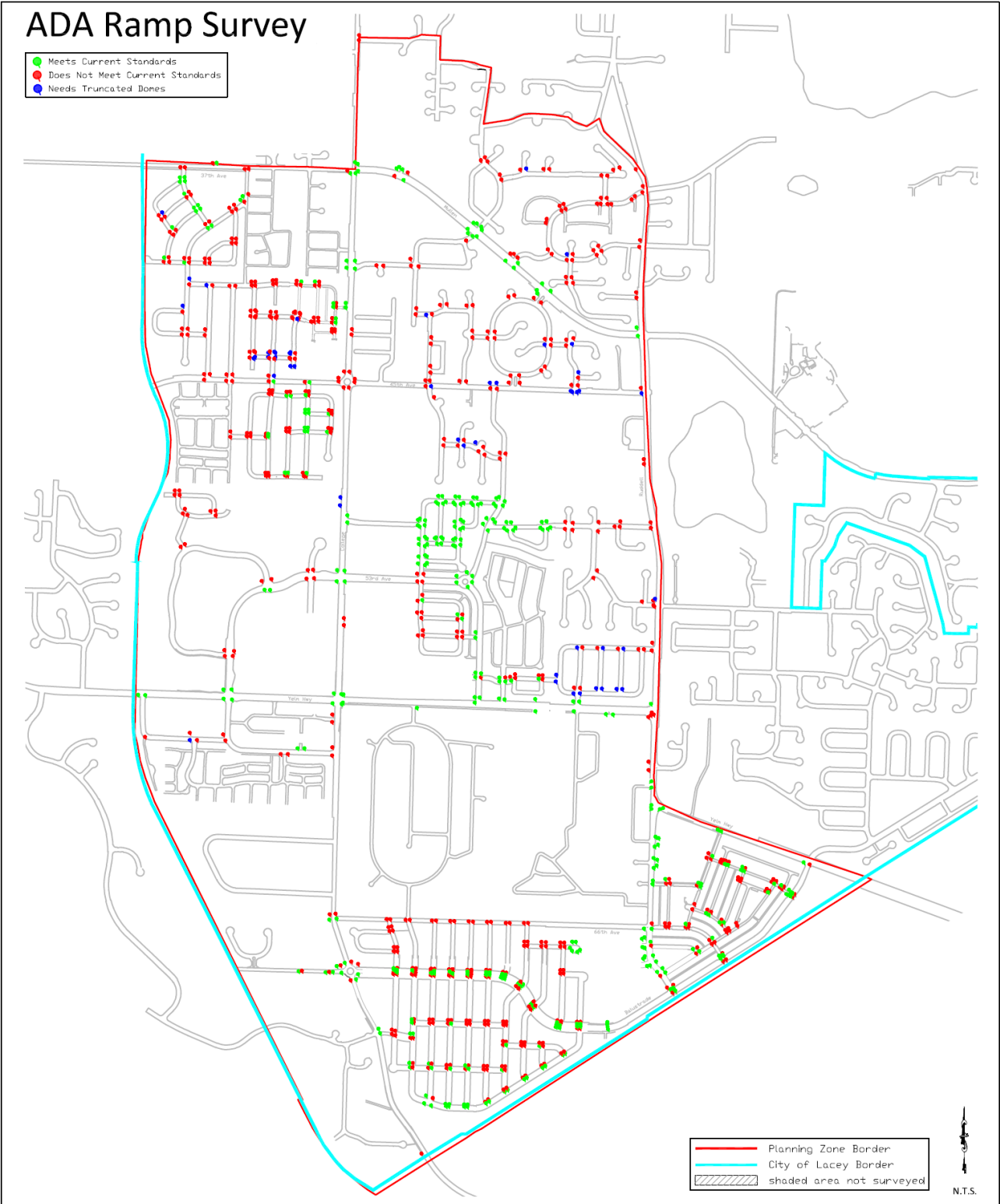
Figure 4: ADA Ramp Survey – Hawks Prairie Planning Zone



**City of Lacey Limits
Hawks Prairie Planning Zone
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.

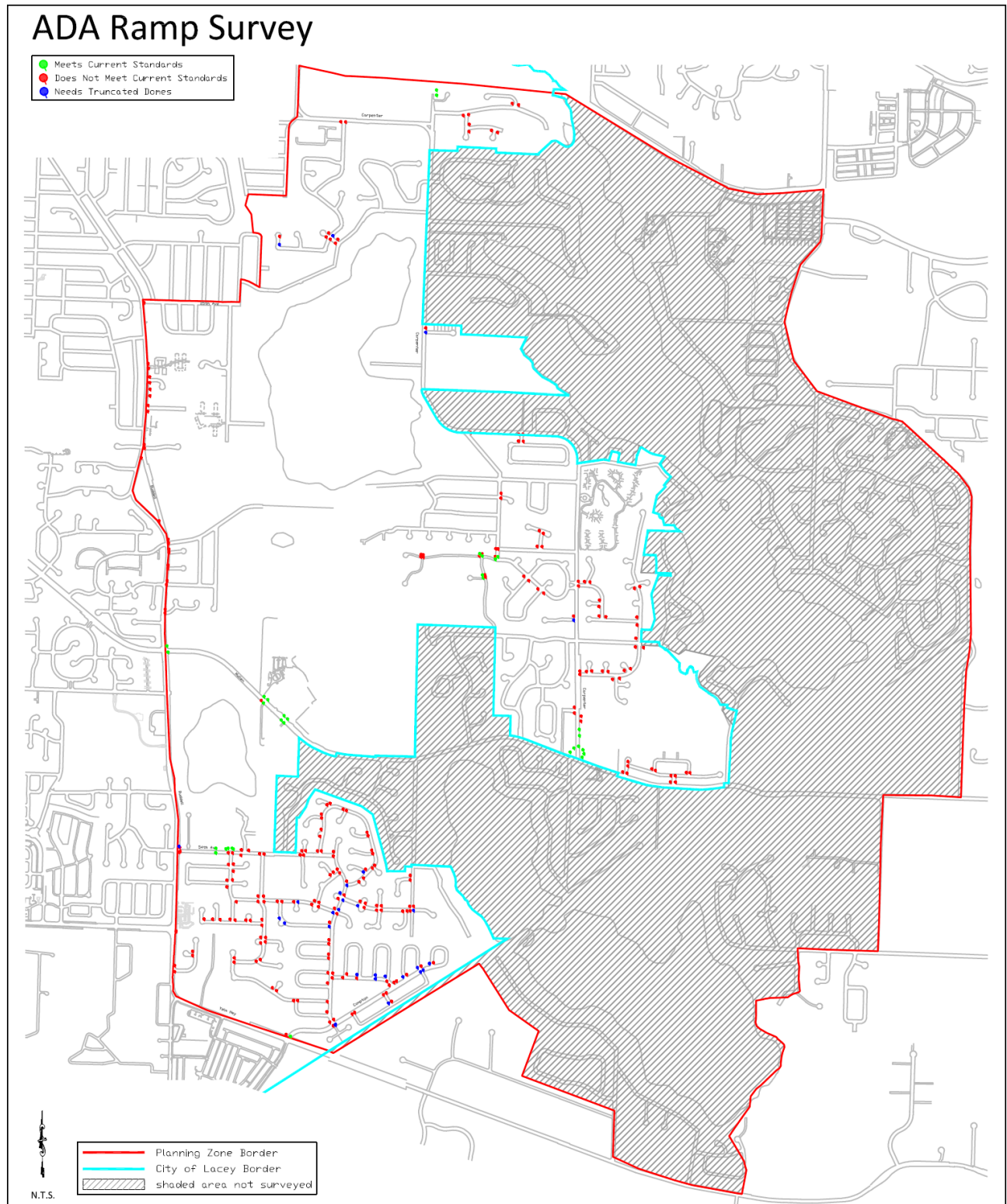
Figure 5: ADA Ramp Survey – Horizons Planning Zone



Horizons Planning Zone
ADA Ramp Self Evaluation Survey Map

Source: City of Lacey, 2025.

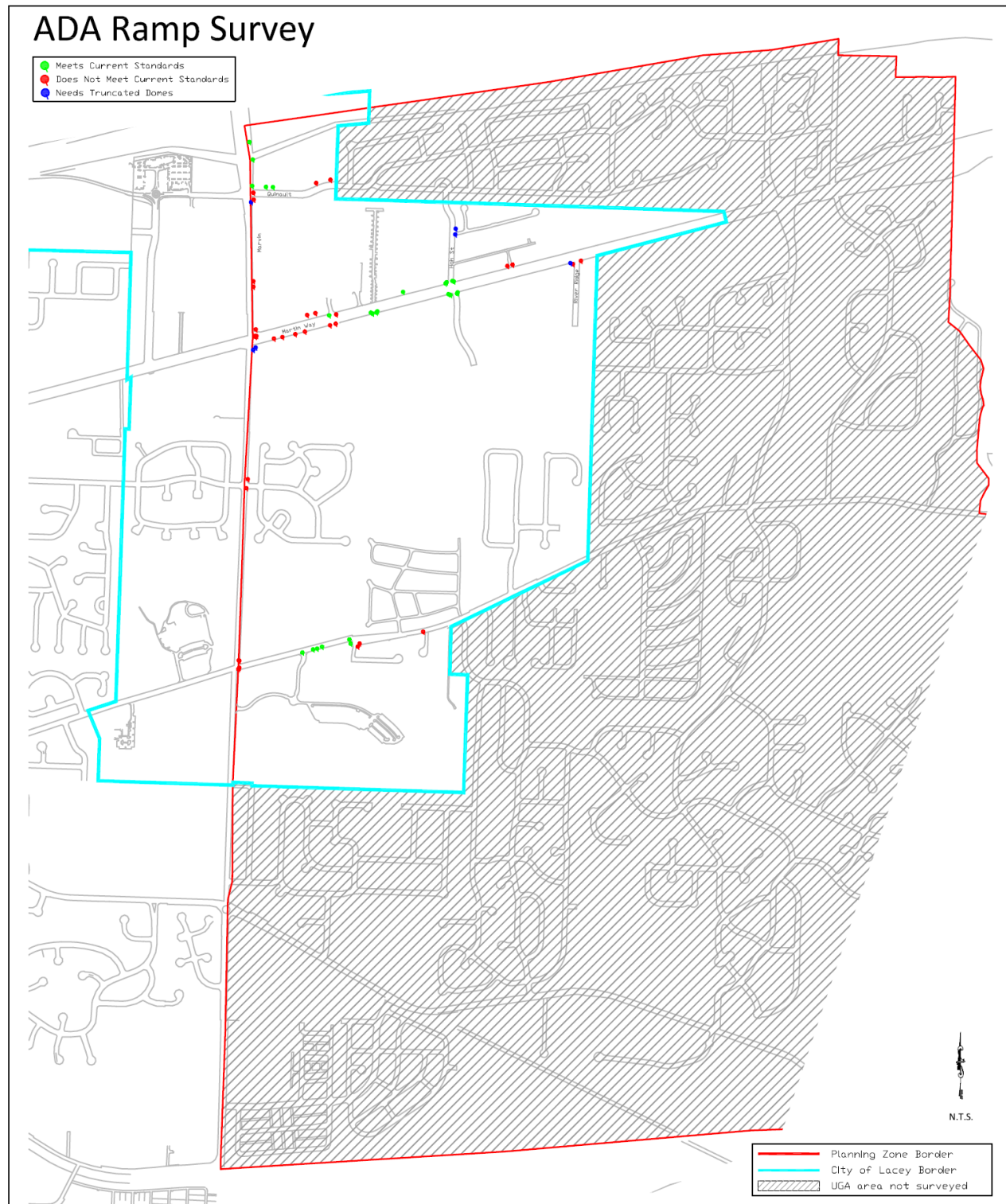
Figure 6: ADA Ramp Survey – Lakes Planning Zone



**Lakes Planning Zone
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.

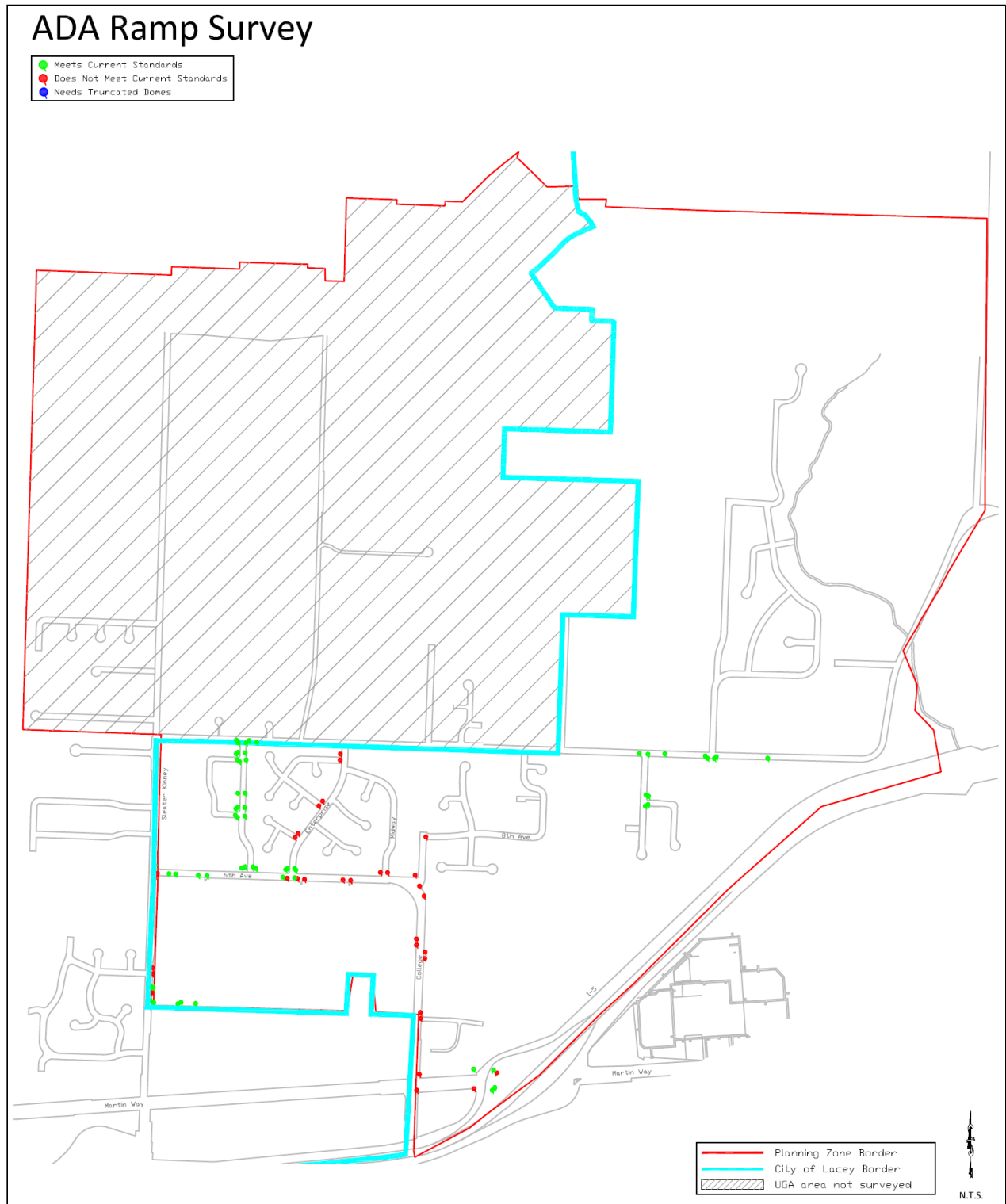
Figure 7: ADA Ramp Survey – Meadows Planning Zone



**City of Lacey Limits
Meadows Planning Zone
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.

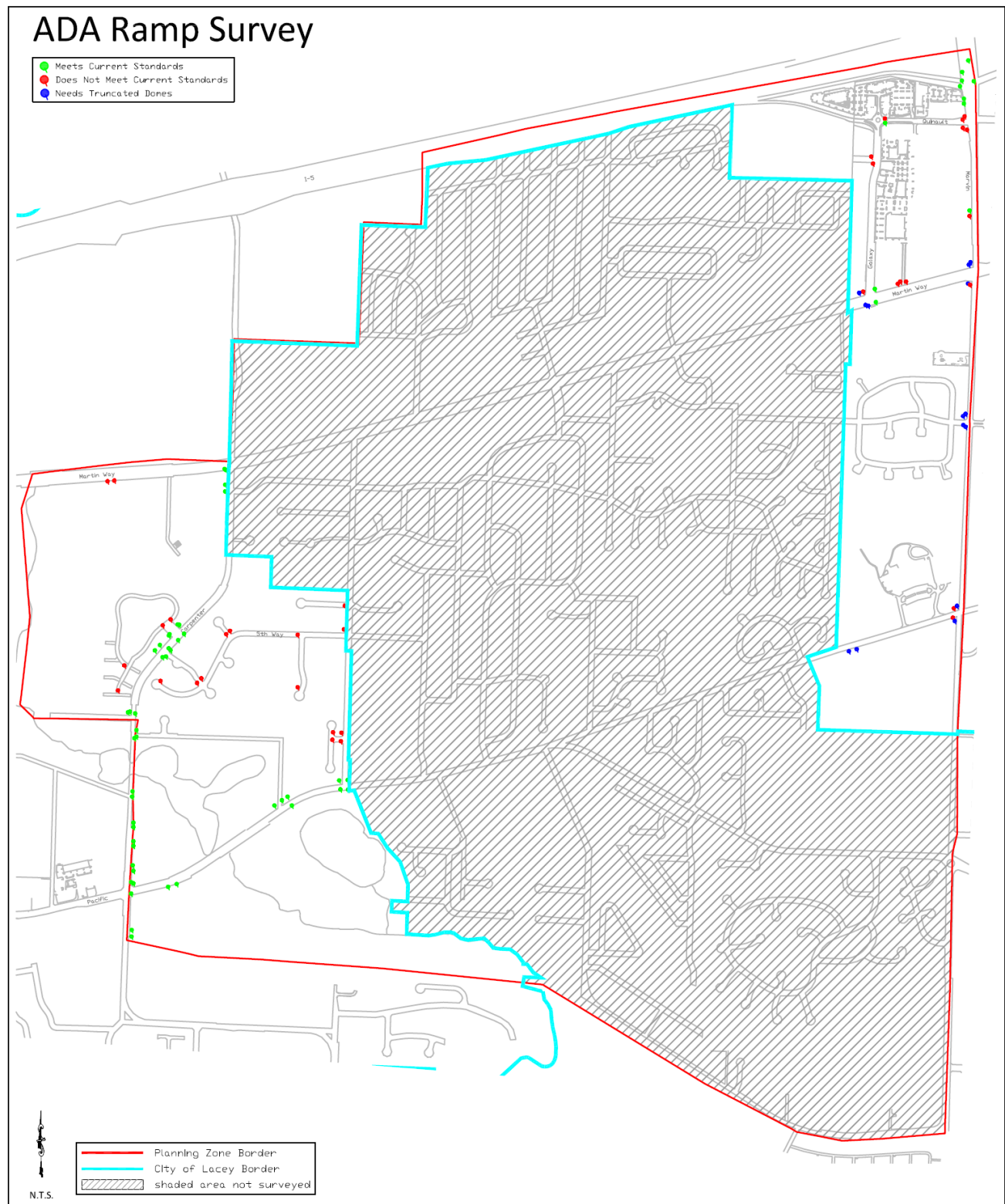
Figure 8: ADA Ramp Survey – Pleasant Glade Planning Zone



**City of Lacey Limits
Pleasant Glade Planning Zone
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.

Figure 9: ADA Ramp Survey – Tanglewilde/Thompson Place Planning Zone



**Tanglewilde/Thompson Place Planning Zone
ADA Ramp Self Evaluation Survey Map**

Source: City of Lacey, 2025.



TRANSPORTATION ELEMENT

APPENDIX B

TRPC Memorandum – Proposed 2025
Comprehensive Plan Updates



MEMBERS:

City of Lacey
City of Olympia
City of Rainier
City of Tenino
City of Tumwater
City of Yelm
Confederated Tribes of the
Chehalis Reservation
Nisqually Indian Tribe
Town of Bucoda
Thurston County
North Thurston Public Schools
Olympia School District
Tumwater School District
Intercity Transit
LOTT Clean Water Alliance
Port of Olympia
PUD No. 1 of Thurston County

ASSOCIATE MEMBERS:

Lacey Fire District #3
Puget Sound Regional Council
The Evergreen State College
Thurston Conservation District
Thurston Economic
Development Council
Timberland Regional Library

MEMORANDUM

TO: Hans Shepard, Senior Planner
City of Lacey Community & Economic Development

FROM: Scott Carte, GIS and Modeling Manager
Michael Ambrogi, Senior Planner
Thurston Regional Planning Council

DATE: May 27, 2025

SUBJECT: Proposed 2025 Comprehensive Plan Updates

OVERVIEW

The City of Lacey is proposing changes to its future land use map and zoning as part of its 2025 comprehensive Plan periodic update. City staff requested that Thurston Regional Planning Council (TRPC) review the proposed changes to identify potential impacts to the City's capacity for future housing units and congestion on roadways.

BACKGROUND

Thurston Regional Planning Council (TRPC) maintains two models relevant to jurisdictions' Comprehensive Planning requirements:

- A land capacity model which estimates acres of developable land and number of future dwelling units on a parcel based on existing land use, zoning, and development regulations. The current model is based on assumptions developed as part of TRPC's population and employment forecast (2018 update) and the 2021 Buildable Lands Report for Thurston County. Documentation is available at <https://www.trpc.org/236> (See "Population and Employment Land Supply Assumptions").
- A regional travel demand model which estimates vehicle volumes and vehicle volume to capacity (V/C) ratios on roadways. The current model was developed as part of TRPC's 2050 Regional Transportation Plan for the Thurston Region. Documentation is available at <https://www.trpc.org/319>.



Marc Daily
Executive Director

2411 Chandler Court SW
Olympia, WA 98502
360-956-7575
360-741-2545 Fax
www.trpc.org

City staff provided a list of parcels with a proposed zoning change. Changes fell into three categories:

- Clean Up: Proposed changes bring the zoning in better alignment with existing use and parcel boundaries.
- Consolidation: Zones are being combined based on high level of permitted use overlap.
- Private Application: Rezone requests from the community or property owner.

FINDINGS

Future Land Use Map Changes

Although the City of Lacey is proposing changes to its future land use map as part of its Comprehensive Plan update, the changes do not affect TRPC's models, which are based on zoning and development regulations.

Effects on Future Housing

TRPC's land capacity model estimates that the proposed zoning changes would reduce future residential capacity on five parcels (20 units total) and increase capacity on two parcels (20 units total). The remaining 449 parcels are projected to have no change in future residential capacity.

Effects on Vehicle Volumes

Based on the relatively small projected change in future residential capacity due to the proposed zoning changes, TRPC expects future vehicle volumes and V/C ratios in line with those reported in the 2050 Regional Transportation Plan for the Thurston Region.

Scope and Timing of Proposed Changes

The City of Lacey is considering a range of Future Land Use Map amendments and zoning changes as part of the 2025 Comprehensive Plan Update. While all of these potential locations were evaluated by TRPC as part of this review, some of these proposed changes may not be adopted as part of the 2025 review cycle. That said, the reviewed locations would represent the greatest potential impact as a result of these proposed updates on both the land capacity model and the regional travel demand model. In the event that some of these locations are not adopted as part of the 2025 Comprehensive Plan, this would represent a smaller change than what was reviewed as part of this assessment. Based on the relatively small projected change in future residential capacity due to the proposed zoning changes, TRPC expects future vehicle volumes and V/C ratios in line with those reported in the 2050 Regional Transportation Plan for the Thurston Region.

Table 1: Summary of Proposed Zoning Changes

Change	Current Zoning	Proposed Zoning	Number of Parcels	Acres
Clean Up	CBD 7	OSI	15	348.3
Clean Up	CO	HDR	2	8.5
Clean Up	CO	NC	10	15.2
Clean Up	GC	MHDC	1	1.3
Clean Up	HD	NC	1	0.4
Clean Up	LD	OSI	3	42.0
Clean Up	ME	CBD 6	1	8.9
Clean Up	MMDC	MDR	86	10.9
Clean Up	MMDC	OSI	6	3.6
Clean Up	OSI	LDR	1	5.3
Clean Up	LD/MD/HD	OSI	7	42.2
Consolidation	CBD 7	CBD 6	15	18.3
Consolidation	CCD	GC	50	78.3
Consolidation	CCD	HDR	1	4.8
Consolidation	CCD	NC	5	12.9
Consolidation	CCD	OSI	1	0.5
Consolidation	MMDC	NC	10	9.7
Consolidation	OSI	MDR	1	5.9
Consolidation	Village Center	MDR	212	16.3
Consolidation	Village Center	OSI	13	4.1
Private	LHN	CBD 4	6	2.1
Private	LDR	CBD 5	8	17.5
Private	OSI	LDR	1	1.1

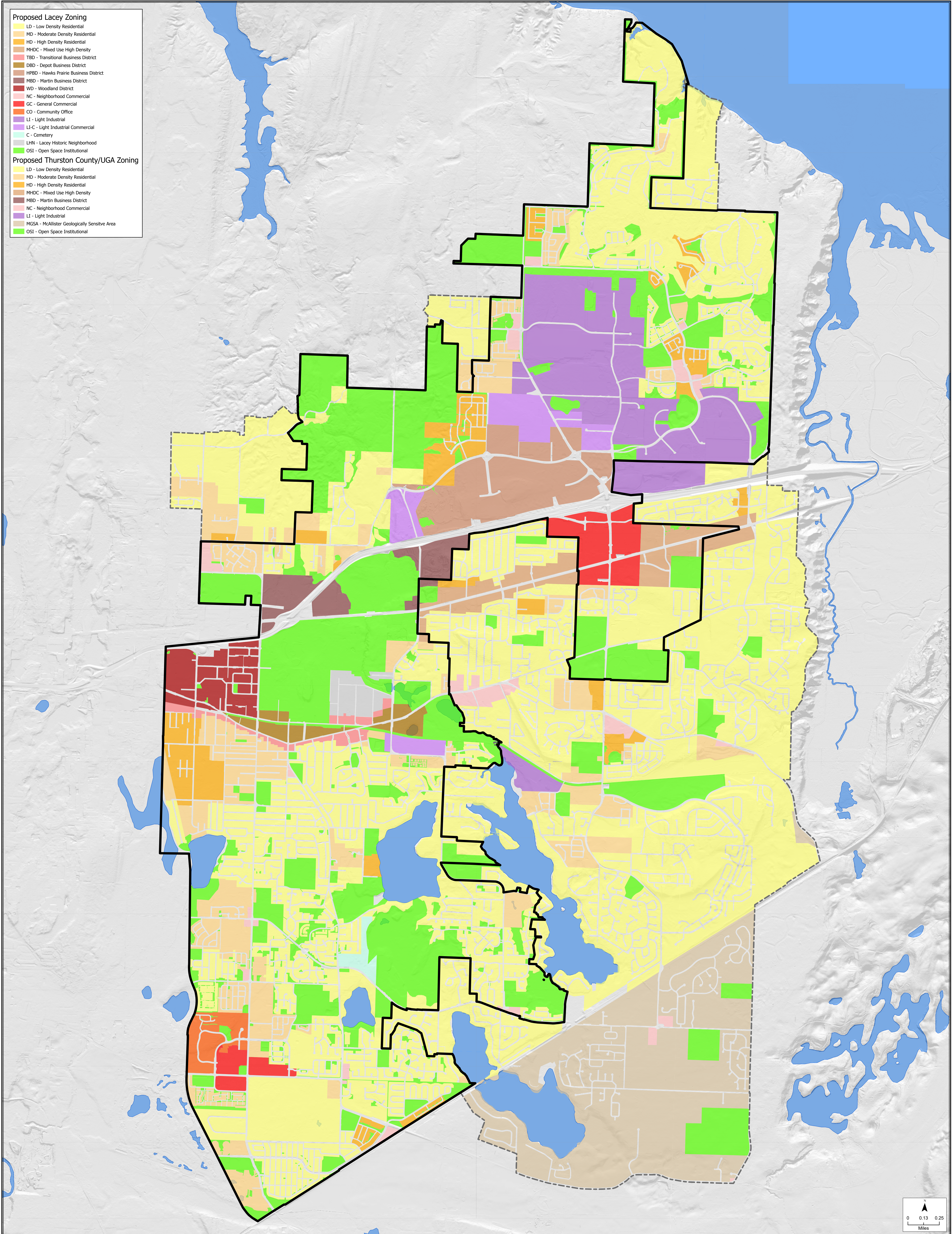


Exhibit B: Proposed Changes to Lacey Urban Growth Area Zoning



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: Title 16 Lacey Municipal Code Text Amendments

RECOMMENDATION: **Motion:** Move to adopt Ordinance 1695 adopting proposed text amendments to Title 16 of the Lacey Municipal Code.

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

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. Communications & 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. September 9, 2025 City Council Worksession ([Linked](#))
13. October 8, 2025 Public Hearing Comments ([Linked](#))
14. October 22, 2025 Public Comment Staff Analysis ([Linked](#))
15. November 25, 2025 City Council Worksession ([Linked](#))
16. 2025 Zoning Map ([Linked](#))
17. Title 16 Zoning Draft Text Amendments
18. 2025 Future Land Use Map ([Linked](#))
19. Comprehensive Plan Website ([Linked](#))
20. Ordinance 1695

FISCAL NOTE:	Grant Total: \$525,000 General Fund Dollars: \$375,000 CED Project Total: \$900,000 (<i>CED Time & Materials: \$405,000</i>)
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 update of the 2025 Comprehensive Plan at a meeting on November 16, 2025.

BACKGROUND:

The Growth Management Act (GMA) requires every city to review and update its Comprehensive Plan and associated development regulations at least once every ten years. This review is intended to address relevant changes in the GMA and respond to changes in land use and population growth.

The Revised Code of Washington ([Section 36.70A.070](#)) goes on to further identify and define the mandatory elements of the Comprehensive Plan including requirements for the designation, location, extent, and general distribution of various land uses.

The 2025 Comprehensive Plan includes community derived goals and policies on topics ranging from climate and sustainability, transportation, economic development, housing, land uses, and capital facilities. Sections of this update will also include a Future Land Use Map based on community growth projections, zoning amendments, and code revisions.

Zoning Consistency with the Future Land-Use Map (FLUM)

For the 2025 Comprehensive Plan Update, a stand-alone FLUM (*Attachment 18*) has been developed to better illustrate the long-term vision for land development and growth, guiding where different types of uses should occur within the community. In partnership with the FLUM, the Lacey Zoning Map serves as a regulatory tool that dictates what can be built and operated on a property based on the identified district and associated development standards at a given time.

While these two maps serve different functions, the zoning map needs to remain consistent with



the FLUM as it works to align development trends with the identified goals of the Lacey community.

Proposed Zoning Changes

Based on the guidance of the Lacey City Council, Planning Commission reviewed proposed zoning changes, and community participants through the 2025 Comprehensive Plan update process. Based on this work, a range of updates to the existing City of Lacey Zoning Map have been proposed to bring current conditions and development trends into better alignment with the community vision for the city (*Attachment 16 and 17*).

These changes can be generally separated into three categories:

1. **Zone Consolidation** – *where similar zoning designations are combined to better reflect the built-out conditions on the ground and improve the accessibility of the zoning map.*
2. **Minor text amendments** – *where the uses or intent of a district have changed over the last 10 years since the last Comprehensive Plan Update and minor changes are necessary to better reflect community goals and vision for the future.*
3. **Community Rezone Requests** – *where community members identified locations for rezone consideration as part of this update process.*

In total, nine existing zoning designations have been identified for consolidation and ten have been included as part of this review with minor text amendments to better align with community priorities as illustrated through the FLUM (*Attachment 18*). These proposed changes are mapped and discussed at greater detail within the City of Lacey Future Land Use and Zoning Maps – Storymap ([Linked Here](#)).

Additionally, fifty-two [community rezone requests](#) underwent review as part of this update process and nine were identified for inclusion as part of the 2025 update. These locations have been listed below and included as part of the Storymap with additional details including location, existing zoning designation, and requested zoning designation.

1. 5500 Martin Way East
2. 180 Hoh Street SE
3. 8407 Steilacoom Road SE
4. 6335 Pacific Avenue SE
5. 837 Carpenter Road SE
6. 1302 Alder Street SE
7. 5000 Mullen Road SE
8. 2802 Boat Launch Street SE
9. Long Lake Natural Area

Outreach Efforts:

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

Early Phases (1 and 2) of community outreach took an open ended and inclusive approach, engaging with the community on topics related to quality of life and visions for the future. These discussions were held in person at hosted events, and out within the community at parks and other local gatherings. An online platform was also produced and made available for collecting additional feedback digitally. In early 2025, the update process transitioned from broad community outreach and engagement to a more targeted approach, focusing on the required elements of the Comprehensive Plan and their corresponding draft policies.



Opportunities for public engagement throughout the update process...

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, Future Land Use Map, and proposed zoning changes contained in the Comprehensive Plan align with the community vision.

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

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 draft Comprehensive Plan to be more reflective of comments received through Phase 3 of the update process. These draft goals and policies can be found within the Policy Database of the Comprehensive Plan Website (*Attachment 19*).



Public Hearing and Planning Commission Recommendation:

A public hearing was held on Wednesday, October 8th, 2025, at 6 p.m. in the Lacey Council Chambers to collect additional feedback from the community and hear directly from individuals interested in this update process.

Public comments submitted as part of the public hearing ranged from general statements of support to remaining areas of focus. Testimony covered a diversity of subjects including general themes, the use of prescriptive language, the importance of resilient actions, and site-specific feedback.

Public comments received as part of this hearing process have been included as an attachment to this staff report (*Attachment 13*). Following a review of submitted public comment, project staff collected additional information and resources to further inform the topics and concerns raised. This information can be found within Attachment 14 of this packet.

Following additional review on public comments received through the public hearing process, the Planning Commission unanimously recommended the 2025 update to the Comprehensive Plan on October 22nd, 2025.

On November 25th, Community and Economic Development Staff presented the recommended 2025 Comprehensive Plan to the Lacey City Council for review and additional discussion.

Based on the review and discussion held on November 25th, 2025, the Planning Commission and Community and Economic Development Staff recommend the adoption of this update as identified within Attachment 20 of this report in advance of the December 31st, 2025 Growth Management Act compliance deadline.

NEXT STEPS:

At the December 16th, 2025 City Council Meeting, staff will brief the Council on the draft 2025 Comprehensive Plan. Following this presentation, City Council will have the opportunity to take one of the following actions:

Option 1: Adopt Ordinance 1695 related to zoning and amending Title 16 of the LMC.

Option 2: Provide direction to City staff on potential further modifications to the recommended draft for inclusion in the final ordinance. After further diligence on Title 16 amendments, City Staff would then return to the Lacey City Council for review and final action. Note that this option will result in the City of Lacey becoming out of compliance with state level requirements to update the Comprehensive Plan.

Option 3: Another action as identified by City Council at the December 16th Council meeting. Note that this option will result in the City of Lacey becoming out of compliance with state level requirements to update the Comprehensive Plan.

Exhibit A:

Chapter 16.03 GENERAL PROVISIONS

16.03.010 Title.

This title shall be known as the zoning ordinance of the city of Lacey.

16.03.015 Lacey Comprehensive ~~Land Use~~ Plan.

~~That certain series of documents identified as the Land Use Element for the Lacey Urban Growth Area, Housing Element for the city of Lacey and the Lacey Urban Growth Area, Pedestrian and Bicycle Plan for Lacey and the Lacey Urban Growth Area, Housing Action Plan, Environmental Element for the city of Lacey, city of Lacey Transportation Plan, city of Lacey Capital Facilities Plan, city of Lacey Government Facilities Master Plan, Utilities Element for the Lacey Comprehensive Plan, Parks, Culture and Recreation Comprehensive Plan, city of Lacey Water System Comprehensive Plan Update 2013, city of Lacey Wastewater Comprehensive Plan, Lacey Urban Forest Management Plan, city of Lacey Woodland District Strategic Plan, Depot District Subarea Plan, city of Lacey Stormwater Comprehensive Plan, Economic Development Element for the city of Lacey together with the Comprehensive Plan Downtown Element as supplemented by the city of Lacey Woodland District Guidelines and the Northeast Area Plan, and Thurston Climate Mitigation Plan constitutes the Lacey Comprehensive Plan and all regulatory and zoning ordinances of the city shall be construed to be consistent with said plan as adopted or hereafter amended.~~

A. PURPOSES OF PLAN:

1. The primary purpose of the Comprehensive Plan is to define and establish the goals and policies relating to the development of the community as a whole; to indicate the principles and objectives which shall guide the establishment, development and implementation of definite and precise plans, public and private; to provide for the coordination of the many separate plans which govern the development of this community, to officially adopt a program and guide which will enable the City to attain the principles and objectives set forth in chapter 35.63 RCW and the Growth Management Act (chapter 36.70A RCW) in the manner provided.

2. Additional purposes of the Comprehensive Plan are:

- a. To improve the physical and social environment of the City as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting and efficient;
- b. To insure acceptable levels of access, utilities and other public services to future growth and development;
- c. To promote the public interest, and the interest of the City at large;
- d. To facilitate the democratic determination and implementation of City policies and development;
- e. To effect coordination in development;

f. To inject long range considerations into the determination of short-range actions;

g. To provide professional and technical knowledge in the decisions affecting development of the City; and

h. To guide future development and growth in the City that is consistent with the goals and objectives of the Growth Management Act as defined in RCW 36.70A.020.

B. DESCRIPTION OF PLAN:

The planning horizon for the Comprehensive Plan is twenty (20) years. The Plan is, of necessity, general in its proposals. It must be flexible, since it is impossible to predict all future events which may affect the community. The Plan is not a development regulation, although it makes significant recommendations for future land use. It does not present engineering accuracy, nor does it claim to predict exactly the future use of every parcel of property. It is not intended to retroactively impose compliance with goals, objectives and policies upon existing developed property, but voluntary compliance is encouraged.

C. PLAN ELEMENTS:

1. Required Elements: The Comprehensive Plan shall contain the following mandatory planning elements as required by the Growth Management Act:

a. A land use element designating the proposed distribution, location and extent of the uses of land.

b. A transportation element that is consistent with the land use element and includes land use assumptions, an inventory of facility and service needs, service standards, financing needs and a reassessment of land use, if service standards cannot be met.

c. A housing element containing an inventory of needs, policies for protection and development of housing for all economic segments of the community and identifying sufficient land for housing.

d. A climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change, including efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.

The climate change and resiliency element shall include the following sub-elements:

(i) A greenhouse gas emissions reduction sub-element;

(ii) A resiliency sub-element.

e. A utilities element consisting of an inventory of needs and policies for the development of utilities and the location, proposed location and capacity of all existing and proposed utilities.

f. A capital facilities element that includes an inventory of all capital facilities, forecast of future needs, proposed location of new or expanded facilities, a six (6) year funding plan and a reassessment of the land use element, if funding falls short.

2. Optional Elements: The Comprehensive Plan may include additional elements, relating to the physical development within the City; including, but not limited to, economic development, parks and recreation, subarea plans, each of which is consistent with the other elements of the Comprehensive Plan.

3. Future Land Use Map: illustrates in broad and general terms the desired development of the City during the twenty (20) year planning period.

D. ADOPTION:

The Comprehensive Plan including containing elements, maps, technical appendices, and any amendments and associated subarea plans are adopted by ordinance of the City Council following a public hearing. Amendments are construed to be consistent with the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map as digitally depicted and publicly accessible through the City of Lacey GIS mapping platform shall be the official Comprehensive Plan — Future Land Use Map. The land use designations shown on this map for the various properties located within the City's Urban Growth Area are hereby the land use designations for those properties. Comprehensive Planning — Future Land Use Map amendment ordinances adopted after this ordinance shall amend the official Comprehensive Planning — Future Land Use Map.

16.03.016 Map Overlay.

The City of Lacey Shoreline Master Program and its requirements for land use within shoreline areas has been integrated into the Lacey Comprehensive Land Use Plan and zoning code by reference and use of a “Shoreline Master Program overlay” on the official Plan map and zoning map. This map overlay provides shoreline designations and development standards that will be applied consistent with the Lacey Shoreline Master Program. This is intended to be a seamless method of bringing together the Shoreline Master Program and Lacey’s other long-range planning and implementation documents, to provide the integration required under the state Growth Management Act.

16.03.020 Intent.

It is the intent of this title to:

- A. Facilitate orderly growth and development of the Lacey urban growth area, consistent with the policies, goals and objectives of the Lacey Comprehensive Plan for the Lacey urban growth area;
- B. Protect the health and general welfare of residents of the Lacey urban growth area;
- C. Promote sound economic development and protect property values;

- D. Preserve and protect vital aspects of the natural environment;
- E. Designate land use districts and provide for compatibility between the several districts;
- F. Provide flexible regulations and controls for the intensity and character of land use;
- G. Provide for the administration and enforcement of the regulations within the Lacey urban growth area.
- H. Provide integration between the Shoreline Management Program and Lacey's Comprehensive Land Use Plan and zoning ordinances.

16.03.030 Interpretation and application.

In their interpretation and application, the provisions of this title shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. Nothing in this title is intended to impair, annul or abrogate any easement, covenant or other agreements between parties, public or private; however, whenever the requirements of this title are at variance with the requirements of any lawfully adopted rules, regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern; provided further, that within the shorelines of the city, as defined in the Shoreline Management Act, the provisions of the Shoreline Management Act and the Lacey Shoreline Master Program shall govern; provided, however, that the substantive regulations of this title shall be applicable where they are more restrictive than those of the Shoreline Management Act or the Lacey Shoreline Master Program.

16.03.040 Exemptions.

A. The following structures and uses shall be exempt from the regulations of this title:

1. Wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas, or water or the collection of sewage, or surface or subsurface water, operated or maintained by a governmental entity or a public utility or other city franchised utilities including customary meter pedestals, telephone pedestals, distribution transformers and temporary utility facilities required during building construction, whether any such facility is located underground or aboveground; but only when such facilities are located in a street right-of-way or in an easement less than twenty-five feet in width. This exemption shall not include any substation located on or above the surface of the ground or any such distribution facility located in an easement of twenty-five feet or more in width which shall be regulated by the provisions of Chapter [11.0916-66](#) LMC;

2. Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right-of-way, and maintenance and repair work on such facilities and equipment. This exemption shall not include any facilities and equipment listed as special uses.

B. The enforcing officer may exempt the following from the minimum setback requirements set forth in this title when the structures are located outside the public right-of-way and are obviously intended to

serve the public interest: telephone booths and pedestals; utility equipment; mailboxes; bus shelters; public bicycle shelters; or any similar structure or device.

16.03.045 Prior limited rezones.

A. All uses approved in a limited zoned district prior to the passage of the ordinance codified in this title shall remain a valid use of the property notwithstanding a change to a more restrictive zoning classification by the passage of the ordinance codified in this title.

B. All property located within a limited zoned district prior to the passage of the ordinance codified in this title shall be allowed those additional uses permitted within the new zoning classification of said property under the terms of the ordinance codified in this title.

C. All limitations and conditions imposed upon properties located in a limited zoned district prior to the passage of the ordinance codified in this title, not relating to the type of uses, shall remain in effect notwithstanding a change in the underlying zoning classification by the passage of the ordinance codified in this title.

16.03.050 Permitted intrusions into required yards.

A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.

B. Open, unwallled and uncovered steps and ramps, not more than four feet in height, may extend into the required front or rear yard setback requirement not more than five feet.

C. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of five feet is retained, and provided such deck be not more than thirty inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner. A building permit is required.

D. LID facilities are allowed within front, side, and rear yard setbacks.

E. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:

1. The director of the department of community and economic development and the director of the department of public works or their designees determine that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.

2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.

3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the Comprehensive Development Plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.

4. The city's building codes and fire codes are satisfied for the structure and location.

16.03.055 Minimum density requirements.

In all residential zones minimum densities are required. This requirement takes effect when property is divided or developed with multifamily units and requires that plats, short plats, and multifamily units have a density within the range specified in the zone. However, this minimum density provision is not intended to prohibit the construction of a single-family structure on an existing vacant lot. If a lot legally exists, a single-family unit can be built on it whether or not the lot will conform to density requirements; provided, that the unit is located such that it does not preclude future development at the prescribed density.

16.03.060 Manufactured Housing.

Based upon state law a manufactured home will be considered as any other single family residence for the purposes of zoning considering allowed uses and required standards. From the standpoint of the city zoning code a manufactured home shall be permitted to be placed anywhere a site built home is permitted. This provision does not limit whatever protective covenants may apply to properties that may legally prohibit or limit placing of different types of housing. Manufactured housing must meet the same standards and design requirements as any other single family residence within the same zone.

Manufactured housing shall also meet any other requirements specified with the Lacey Municipal Code as permitted and allowed by state law.

16.03.065 Residential swimming pools.

All residential swimming pools, both above and in-ground, shall be located outside of required front yard setbacks and be set back at least five feet from rear and side property lines. Residential swimming pools shall comply with the International Residential Code including structural and barrier requirements.

16.03.070 Fencing standards.

A. Maximum Height.

1. *Front Yards.* The maximum height of free-standing walls, fences, or hedges placed in the front yard of residential buildings shall be three feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.

2. *Side or Rear Yard.* The maximum height of free-standing walls, fences, or hedges placed in the side or rear yard of residential buildings shall be seven feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.

3. *Transparent Fencing.* The maximum height of any decorative wall or fence which allows visibility, such as wrought iron or split rail fences, shall be eight feet.

B. Chain Link Fencing.

1. All chain link fences shall be set back at least three feet from the back of the sidewalk to allow for landscaping elements to screen the fence.

2. Temporary construction fences are exempt from the above requirements.

C. *Prohibited Material.* Electrified and other dangerous fences are prohibited. Barbed and razor wire is prohibited in all zones except for light industrial or light industrial/commercial zones where the barbed and razor wire shall be placed on security fences at a minimum height of six feet from the ground. No portion of any barbed or razor wire located on a security fence shall extend into the right-of-way.

16.03.080 Reasonable accommodation.

A. *Purpose and Intent.* The Federal Fair Housing Act (FFHA) requires that reasonable accommodations be made in rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling in conformance with the Federal Fair Housing Act and the Washington Housing Policy Act.

B. *Applicability.*

1. A request for reasonable accommodation may be made by any person with a disability, the person's representative, or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities.

2. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of his or her choice.

C. *Application Requirement.*

1. A request for reasonable accommodation shall be submitted on an application form provided by the community and economic development department and shall contain the following information:

- a. The applicant's name, address, telephone number, and email address;
- b. Address of the property for which the request is being made;
- c. The current use of the property;
- d. The basis for the claim that the individual is considered under the Acts;
- e. The code provision, regulation, or policy from which reasonable accommodation is being requested;
- f. What specific accommodation is requested and why the accommodation is necessary to make the specific property accessible to the individual.

D. *Review Authority.*

1. If no approval is sought other than the request for reasonable accommodation, the request shall be reviewed by the community and economic development director or designee as outlined in provisions in [11.04.030 LMC1-C.030, Limited Administrative Review of Application, contained in the City of Lacey Development Guidelines and Public Works Standards.](#)

2. If a request for reasonable accommodation is submitted for review with a land use application requiring a higher level of review, the review authority making the final land use decision shall concurrently review and make a decision on the request.

E. *Review Findings.*

1. The written decision to grant, grant with modifications or deny a request for reasonable accommodation shall be based on the following findings:

- a. The housing, which is the subject of the request, will be used by a disabled individual;
- b. The accommodation requested is necessary to make specific housing available to a disabled individual;
- c. Potential impact on surrounding uses;
- d. Physical attributes of the property and structures;
- e. Alternative accommodations which may provide an equivalent level of benefit;
- f. The requested accommodation would not require a fundamental alteration in the nature of a city policy or law, including but not limited to the Lacey Comprehensive Plan and zoning;
- g. The requested accommodation would not impose an undue financial or administrative burden on the city.

2. In granting a request for reasonable accommodation, the reviewing authority may impose conditions of approval deemed reasonable and necessary to ensure that the accommodation complies with the findings.

F. *Appeal of Determination.* A determination by the reviewing authority to grant, grant with modifications or deny a request for reasonable accommodation may be appealed pursuant to [Chapter 11.05 LMC1-D-010, Appeals, contained in the City of Lacey Development Guidelines and Public Works Standards](#).

Exhibit B:

Chapter 16.09 ZONING DISTRICTS AND BOUNDARIES

16.09.010 ~~Land use or~~ Zoning districts established.

To carry out the purpose of this title, the city is divided into the following zoning districts: ~~Agricultural~~, McAllister Springs Geologically Sensitive Area Residential District, Low-Density Residential, Lacey Historical Neighborhood, Moderate-Density Residential, High-Density Residential, ~~Mixed Use Moderate Density Corridor~~, Mixed Use High Density Corridor, Hawks Prairie District, ~~Village Center~~, Neighborhood Commercial, ~~Community Commercial~~, General Commercial, ~~Central Transitional~~ Business Districts ~~4-7~~, ~~Depot Business District~~, ~~Martin Business District~~, Saint Martin's University, Woodland District, Community Office, Light Industrial/Commercial, Light Industrial, ~~Industrial~~, ~~Mineral Extraction~~, Open Space/Institutional, Cemetery, Environmentally Sensitive Areas (overlay), Limited Zone (overlay), Planned Industrial Park Development (overlay).

16.09.015 Future land use designations established.

To carry out the purpose of this title, the city is divided into the following future land use designations: Residential, Commercial, Transitional Mixed Use, Light Industrial, Commercial Mixed Use, and Open Space. The location and intent of these districts is identified within the latest Future Land Use Map as adopted through the Comprehensive Plan.

- A. Future land use boundaries, unless otherwise indicated by natural land forms, are intended to follow lot lines or the centerline of streets and alleys as shown on the Future Land Use Map. Where the lot line location or street layout on the ground varies from that shown on the map, the designations shown on the map shall be applied to carry out the intent and purpose of the Comprehensive Plan.
- B. The Future Land Use Map shows land uses for the entire Lacey Urban Growth Area. This area includes both incorporated and unincorporated areas. The City of Lacey in adopting the Comprehensive Plan, adopts that portion inside the city as its Future Land Use. The areas outside the city in unincorporated county are adopted as extraterritorial land uses for the purpose of future annexation.
- C. When uncertainty exists as to the boundaries as shown on the map, the enforcing officer shall interpret the boundaries. Such determinations are appealable in accordance with Chapter 11.05 LMC.

A Zoning District Rubric has been developed as a guide to generally show which zoning districts can be found in each of the Future Land Use designations. In some instances, different areas of the same zoning may be aligned with different land use designations to better reflect current and future land use conditions.

Zoning District Rubric:

Residential:

- Low Density Residential District
- Moderate Density Residential District

- McAllister Geologically Sensitive Area
- High Density Residential District
- Lacey Historic Neighborhood

Transitional Mixed Use:

- Neighborhood Commercial
- Transitional Business District

Commercial Mixed Use:

- Mixed-Use High-Density Corridor
- Woodland District
- Depot Business District
- Martin Business District
- Hawks Prairie Business District

Commercial:

- Community Office District
- General Commercial

Light Industrial:

- Light Industrial Commercial District
- Light Industrial District

Open Space Institutional:

- Saint Martin's University
- Open Space Institutional
- Cemetery

16.09.020 Zoning map.

A. ~~The districts are bounded as shown on a map entitled Zoning Map for the Lacey Urban Growth Area, identified by the approving signatures of the mayor and city clerk, and adopted by reference and declared to be a part of this title and shall be located on file in the office of the city clerk.~~The Lacey Zoning Map as digitally depicted and publicly accessible through the City of Lacey GIS mapping platform approved via Ordinance by the Lacey City Council shall be declared to be a part of this title.

B. Zoning district boundaries, unless otherwise indicated by natural land forms, are intended to follow lot lines or the centerline of streets and alleys as shown on the zoning map. Where the lot line location or street layout on the ground varies from that shown on the zoning map, professional City of Lacey staff judgment and the designations shown on the map shall be applied to carry out the intent and purpose of this title.

C. The zoning map shows zoning for the entire Lacey Urban Growth Area. This area includes both incorporated and unincorporated land. The City of Lacey in adopting this zoning map adopts that portion inside the city as its city zoning. The zoning for the area outside the city in unincorporated county is adopted as extraterritorial zoning for the purpose of future annexation.

The County, in adopting this map, adopts that portion that is unincorporated as its zoning for the Lacey Urban Growth Area.

D. If changes are made on the zoning map, such changes shall be entered on the zoning map after such changes are approved by the Lacey ~~city~~ City council Council if inside the city of Lacey or after approved through a joint planning process by both the Lacey city council and the board of county commissioners if the change is outside the city of Lacey. No amendment shall become effective until such change has been entered upon the zoning map.

16.09.030 Limited zone district ~~(L)~~.

Wherever a particular zone district has ~~the suffix (L)~~ a “Limited” notation added thereto, that zone district classification creates a use district with special conditions and standards pertaining to the uses in that “limited” zone district. The special conditions and standards of the ~~(L)~~ Limited district are to be invoked only after study and review of an official rezone request.

16.09.040 Interpretation of zoning district boundaries.

When uncertainty exists as to the boundaries as shown on the zoning map, the enforcing officer shall interpret the boundaries. Such determinations are appealable in accordance with Chapter 11.05 LMC with Section 1D, Appeals, of the City of Lacey Development Guidelines and Public Works Standards.

16.09.050 Interpretation of uses.

The several zoning districts permit certain specific uses and similar or related uses. The determination of similarity or relatedness to the specific uses shall be made by the enforcing officer in writing. If the enforcing officer is unable to make such interpretation, or if they find that a proposed use is not sufficiently similar or related to the specific uses permitted in a given district, the enforcing officer or the applicant may request that the site plan review committee make such interpretation.

Such determinations are appealable in accordance with Chapter 11.05 LMC Section 1D, Appeals, of the City of Lacey Development Guidelines and Public Works Standards.

16.09.060 Interpretation of special focus points and corridors, key multimodal corridor, pedestrian wildlife corridors, key multimodal intersections, connections to regional trail system and viewpoint designations.

The Comprehensive Plan ~~map~~ Future Land Use Map and ~~zoning~~ Zoning map Map designate certain focus areas and corridors for specific emphasis. The intent of these designations is expressed in the Comprehensive Plan and is expected to be carried out in land use decisions. Zoning map designations of these focus areas and corridors is intended to emphasize the intent without inhibiting the opportunity for the city to work with individual developers and landowners in locating such focus points or corridors

at the most advantageous and practical locations. Because exact locations can often only be determined as individual properties are developed, flexibility will be allowed for the city to interpret the intent to serve described functions of the focus points and corridors and determine the exact location when land use decisions are made on a site-by-site basis.

Chapter 16.10 MCALLISTER SPRINGS GEOLOGICALLY SENSITIVE AREA RESIDENTIAL DISTRICT¹

16.10.010 Intent.

It is the intent of this chapter to:

- A. Protect the McAllister Springs Geologically Sensitive Area by provision of sewer and application of strong water quality standards for residential uses.
- B. Provide density opportunities that will make provision of sewer economically attractive and accelerate installation of sewer to this area.
- C. Enhance residential quality of the city by providing a high standard of development for single family residential development at urban densities.

16.10.020 Permitted uses.

A. Specific types permitted in the low density residential district:

- 1. Single-family structures on individual lots;
- 2. Planned residential developments as provided in Chapter [16.60](#) LMC;
- 3. Townhouse developments as provided in Chapter [16.61](#) LMC;
- 4. Condominiums provided the design requirements of Chapter [14.23](#) LMC are met;
- 5. A limited percentage (up to five percent of total lots) of two and three family units provided design requirements of Chapter [14.23](#) LMC are satisfied;
- 6. Housing for people with functional disabilities.

B. Other or related uses permitted:

- 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of vocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;
- 2. Accessory Dwelling as defined in LMC [16.06.055](#);
- 3. Conditional uses as provided in Chapter [11.0916.66](#) LMC, subject to conditional use review;
- 4. The keeping of common household animals or pets, provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
- 5. Family day care homes as provided in Chapter [16.65](#) LMC;
- 6. Home occupations, provided Health Department approves the use;

7. Agricultural uses as provided for and limited under Chapter [16.21](#) LMC.

16.10.030 Prohibited uses.

Uses other than those identified or described in LMC [16.10.020](#) are prohibited.

16.10.035 Density.

When sewer is provided, density may range from not less than three to no more than six units per acre. When sewer is not provided, a density of no greater than one unit per five acres is allowed.

16.10.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.
- E. All subdivisions and short subdivisions shall be required to have protective covenants adopted as a condition of approval that inform future residents of proper water quality safeguards for the aquifer sensitive area considering such issues as pesticide and herbicide use, handling and disposal of petroleum wastes, etc. The covenants shall be approved by the Thurston County Environmental Health Department.

16.10.050 Lot area.

A. The size and shape of single family detached lots shall be as follows, provided they adhere to the density requirements and are located on sewer:

- 1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided;
- 2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided;
- 3. Minimum front yard:

Ten feet with a ten foot planter strip between the street and sidewalk when alleys are provided for rear lot access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access.

On front yard flanking streets, ten feet;

- 4. Minimum side yards:

Minimum on one side, five feet,

Minimum total both sides, ten feet provided a zero lot line concept may be approved if the following standards are met:

- a. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has, as part of the approval process, undergone design review;
- b. The site utilizes alleys with the majority of units using alleys for access;
- c. Reserved.

5. Minimum rear yard, fifteen feet provided garages may be within three feet of the rear yard line or easement when adjacent to an alley.

B. Lots intended for attached single family development or condominiums shall be served by sewer and reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and reviewed and approved subject to design requirements of Chapter [14.23](#) LMC.

C. Other lot standards for all uses on sewer:

1. Maximum building area coverage, sixty percent;
2. Maximum developmental coverage, seventy five percent;
3. Maximum height:

Main building and accessory dwelling, thirty-five feet,

Accessory building, sixteen feet;

4. *Accessory buildings.* All accessory buildings must comply with the building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, same as required for main structures,

Side yard: five feet,

Rear yard, three feet.

D. The size and shape and restrictions for lots not on sewer shall be as follows:

1. The lots shall be clustered and located in a configuration that will provide the opportunity for future redivision and for easier servicing of sewer once sewer is provided to the site;
2. Maximum lot area shall be the minimum amount of land required for an included lot with septic tank drainfield system provided one reserve lot (a parcel reserved for future subdivision when sewer is available) is allowed with no maximum size restriction;
3. Minimum lot area five thousand square feet;
4. Maximum density is one unit per five acres;

5. The size of lots may require a community drainfield. The community system must meet all Thurston County Health Department requirements and should be designed and installed in a way to provide the opportunity for easier conversion in the event sewer becomes available to the site at a later date;

6. Subdivisions and short subdivisions shall be approved with a condition stated both on the face of the plat or short plat and in protective covenants that once sewer becomes available to any exterior boundary of the plat or short plat sewer shall be required to be installed to serve all lots at lot owners' cost. This condition may be accomplished by waiver of LID protest performed in conjunction with final plat approval, lot sales, or issuance of building permits, whichever the city determines is most effective.

16.10.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.10.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.10.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters. Particular care in design and maintenance shall be given to proper treatment of water prior to absorption into ground water to prevent any contamination of McAllister Springs Geologically Sensitive Area groundwater resources.

1 Chapter [16.10](#) was repealed and replaced by Ordinance [1024](#), 1995.

Exhibit C:

Chapter 16.13 LOW-DENSITY RESIDENTIAL DISTRICT

16.13.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential;
- B. Allow a broad range of housing options;
- C. Guide residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction, or
 - 2. Sewers can be extended, or
 - 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- E. Guide development in such a manner as to provide protection between noncompatible uses.

16.13.020 Permitted uses.

- A. Specific types permitted in the low density residential district:
 - 1. Single-family detached structures on individual lots with a density of not more than six units per acre. Single-family detached structures are subject to the design criteria established in LMC [14.23.072](#);
 - 2. Cottage housing developments as provided in Chapter [16.62](#) LMC and subject to the design criteria in LMC [14.23.072](#);
 - 3. Planned residential developments as provided in Chapter [11.1016.60](#) LMC;
 - 4. Townhouse developments as provided in Chapter [16.61](#) LMC;
 - 5. Duplexes and triplexes on individual lots, provided design requirements of LMC [14.23.073](#) are satisfied;
 - 6. Housing for people with functional disabilities.
- B. Other or related uses permitted:
 - 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the

residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Urban agricultural uses as permitted and limited under Chapter [16.21](#) LMC;
3. Home occupations as provided in Chapter [16.69](#) LMC;
4. Accessory dwelling as defined in LMC [16.06.055](#);
5. Conditional uses as provided in Chapter [11.0916.66](#) LMC;
6. The keeping of common household animals or pets; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
7. Family day care homes as provided in Chapter [16.65](#) LMC.

16.13.030 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.13.020](#) are prohibited.

16.13.035 Densities and infill.

Densities shall not exceed six units per acre; provided, that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#) and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of LMC Title [15](#), the Lacey subdivision and short subdivision code.

16.13.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.13.050 Lot area.

- A. The size and shape of lots shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided.

2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided. In the case of infill lots, the street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.

3. Minimum front yard:

Sixteen feet.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes and other desired design outcomes.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following:

a. Other applicable standards in this chapter.

b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).

c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single-family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of LMC [14.23.080](#).

C. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long-term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.

2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of LMC [16.13.035](#).
5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. Other lot standards:

1. Minimum usable open space:

Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and usable. Design for reduction of the minimum dimension must include at least two of the following techniques:

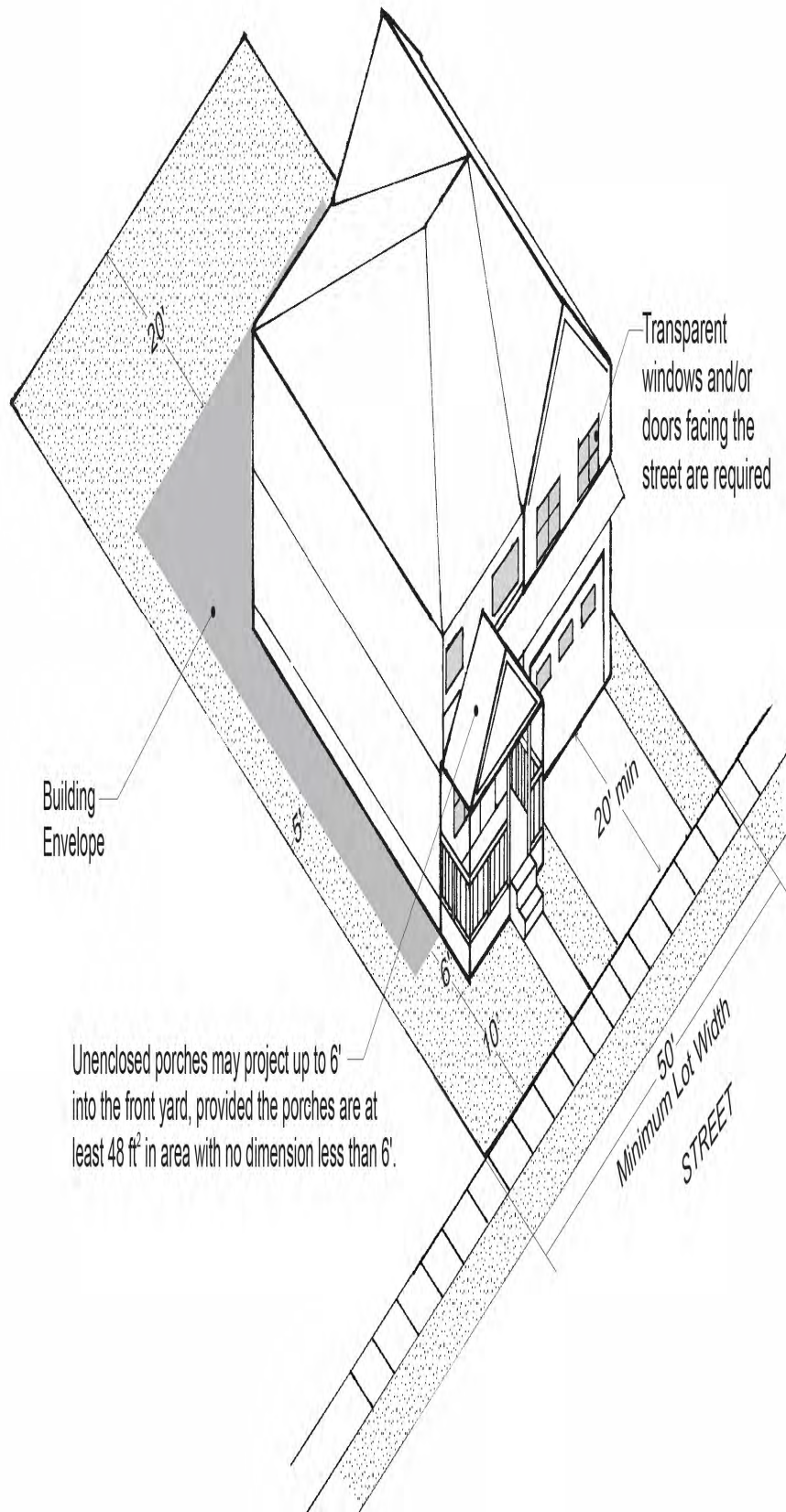
- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a forty-five-hundred-square-foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard.

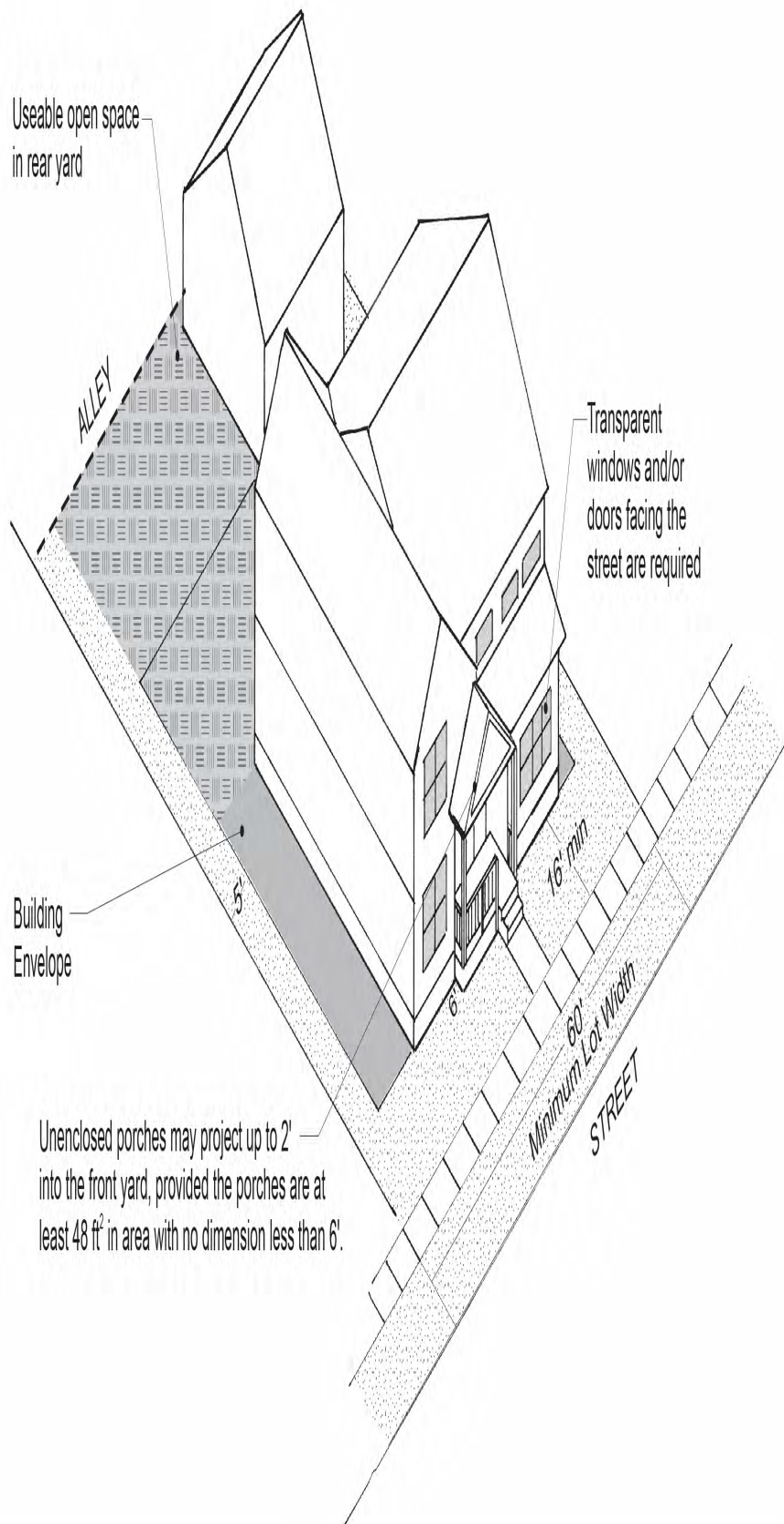
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space. (See [Tables 16T-75 and 16T-76](#).)

Table 16T-75



Minimum standards for front-loaded lots in the Low Density Residential District.

Table 16T-76



Minimum standards for alley-loaded lots in the Low Density Residential District.

2. Maximum building area coverage, fifty percent.

3. Maximum development coverage, sixty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.

4. Maximum height:

Main building and accessory dwelling, twenty-five feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Townhouses, thirty feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Accessory building, shall be limited to the height of the primary building, provided structures over sixteen feet in height shall require design review. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.

5. *Accessory buildings.* Accessory buildings shall comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, three feet.

6. Accessory dwelling units: All attached accessory dwelling units shall comply with the setback requirements contained in this chapter; provided, however, minimum setbacks for single-story detached accessory dwelling units shall be as follows:

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, five feet.

Front yard flanking streets, ten feet.

If the detached accessory dwelling unit is more than a single story, minimum setbacks shall be as follows:

Front yard, sixteen feet.

Side yard, ten feet.

Rear yard, ten feet.

Front yard flanking streets, ten feet.

16.13.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.13.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.13.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters.

Chapter 16.14 LACEY HISTORICAL NEIGHBORHOOD

16.14.010 Intent.

The intent of this chapter is to provide for single family residential uses in close proximity to the Central Business District and protection and preservation of structures and properties possessing historical significance.

16.14.020 Permitted uses.

A. Single-family detached structures on individual lots meeting design requirements of LMC [14.23.074](#).

B. *Other Related Uses Permitted.*

1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocation interests. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Housing for people with functional disabilities;

3. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;

4. Home occupation as provided in Chapter [16.69](#) LMC;

5. Accessory dwelling as defined in LMC [16.06.055](#) and meeting design criteria of LMC [14.23.071](#);

6. Conditional uses as provided in Chapter [11.0916.66](#) LMC, subject to design review;

7. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;

8. Family day care homes as provided in Chapter [16.65](#) LMC.

16.14.030 Prohibited uses.

A. Kennels are prohibited.

B. Uses other than those identified or described in LMC [16.14.020](#) are prohibited.

16.14.040 Environmental performance standards.

A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of quality or quantity not normally associated with residential use.

B. The construction of accessory buildings shall be required in such a manner as to make them complementary to the basic architectural character of the main building on the lot, appropriate to the accessory use, and consistent with historical character of the zone.

D. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.

E. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.14.050 Lot area.

The size and shape of lots shall be as follows, provided they adhere to a density requirement of 2.5 units per acre:

- A. Minimum lot area, seventeen thousand four hundred twenty four square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum front yard, fifteen feet;
- D. Minimum side yard, five feet on each side;
- E. Minimum rear yard, fifteen feet for main house; five feet for accessory dwelling unit and accessory structures;
- F. Maximum building coverage, fifty percent;
- G. Maximum development coverage, sixty five percent;
- H. Maximum height of buildings:
 - 1. Main building and accessory dwelling, thirty five feet;
 - 2. Accessory building, sixteen feet.

16.14.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.14.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.14.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.14.090 Special historic neighborhood design standards.

All design requirements of LMC [14.23.074](#) shall be satisfied.

16.14.100 Repealed

Repealed by [Ord. 1505](#).

Chapter 16.15 MODERATE-DENSITY RESIDENTIAL DISTRICT

16.15.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential areas of moderate density;
- B. Permit a greater variety of housing types than are permitted in the low density residential districts;
- C. Permit a higher density of development as a means of achieving more economical housing;
- D. Permit moderate density development along arterials and collectors as a means of achieving more opportunity for mass transit;
- E. Guide moderate density residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction, or
 - 2. Where sewers can be extended at minimal cost to the city, and
 - 3. The Regional Transportation Plan designated moderate and high density transportation corridors to enhance and promote mass transit opportunities.
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Preserve within developments as much open space and related amenities as possible.

16.15.020 Types of uses permitted.

A. Specific Types Permitted in the Moderate-Density Residential District.

- 1. Any residential use with a density of at least eight but not greater than sixteen units per acre and any additional bonus density that might be applicable. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that is applicable to the particular type of residential use.
- 2. Housing for people with functional disabilities.

B. Other or Related Uses Permitted.

- 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All

such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Accessory dwelling as defined in LMC [16.06.055](#);
4. Conditional uses as provided in Chapter [11.0916.66](#) LMC;
5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC.

16.15.030 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.15.020](#) are prohibited.

16.15.035 Individual lots required.

Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#), and every duplex, triplex, or other residential building shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of LMC Title [15](#) the Lacey Land Division ordinance.

16.15.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.15.050 Lot area.

- A. The size and shape of lots for detached single-family shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, three thousand square feet where alleys are utilized, four thousand square feet if alleys are not provided.

2. Minimum lot width, thirty feet when alleys are utilized, forty feet where alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or other multifamily uses shall have a minimum lot width and street frontage of fifty feet.

3. Minimum front yard:

Sixteen feet for single-family dwellings and duplexes. Ten feet for multifamily.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design:

a. Other applicable standards in this chapter.

b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).

c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single-family, condominiums and multifamily shall be reviewed and approved through a subdivision, townhouse, PRD, site plan review, or building plan review process where such concept is identified and the project is designed and conditioned subject to design requirements of Chapter [14.23](#) LMC.

C. *Development of Lots Not on Sewer.* Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provisions of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.
2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between four thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of LMC [16.15.020](#).
5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area, clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. *Other Lot Standards.*

1. *Minimum Usable Open Space.* Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques:

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a three-thousand-square-foot lot would require a contiguous open space of at least three hundred square feet, or fifteen feet by twenty feet in area for a standard dimension, or ten feet by thirty feet if the dimension is reduced and design features added.

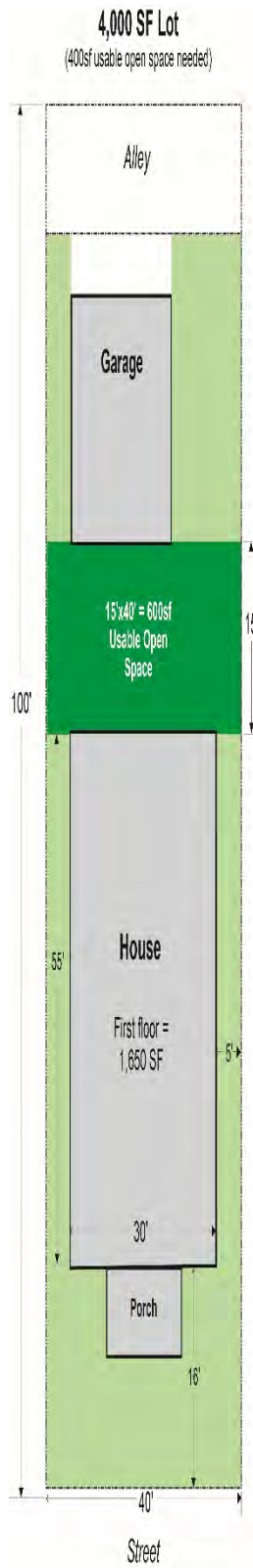
Such open space shall not be located within the front yard.

For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

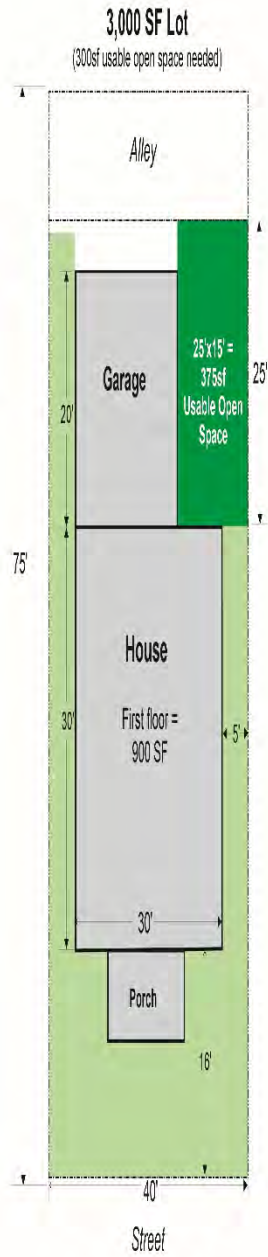
For townhouse developments, refer to LMC [14.23.080](#) and [16.61.040](#).

For multifamily developments, refer to LMC [14.23.080](#). (See Tables [16T-77](#), [16T-78](#), and [16T-79](#).)

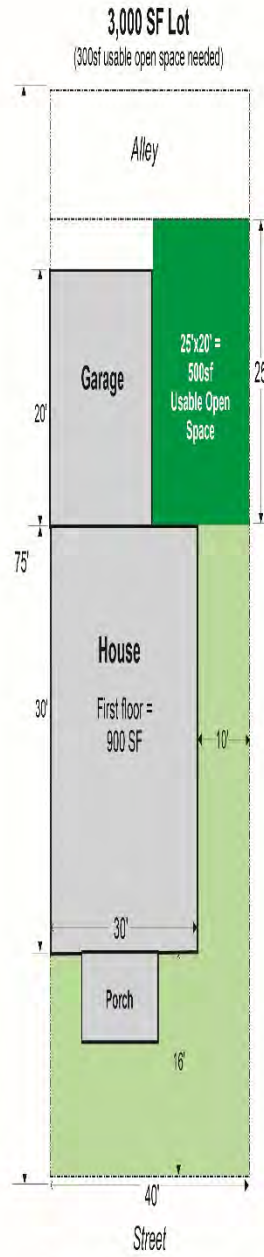
Table 16T-77



Conventional Lot



Conventional Lot

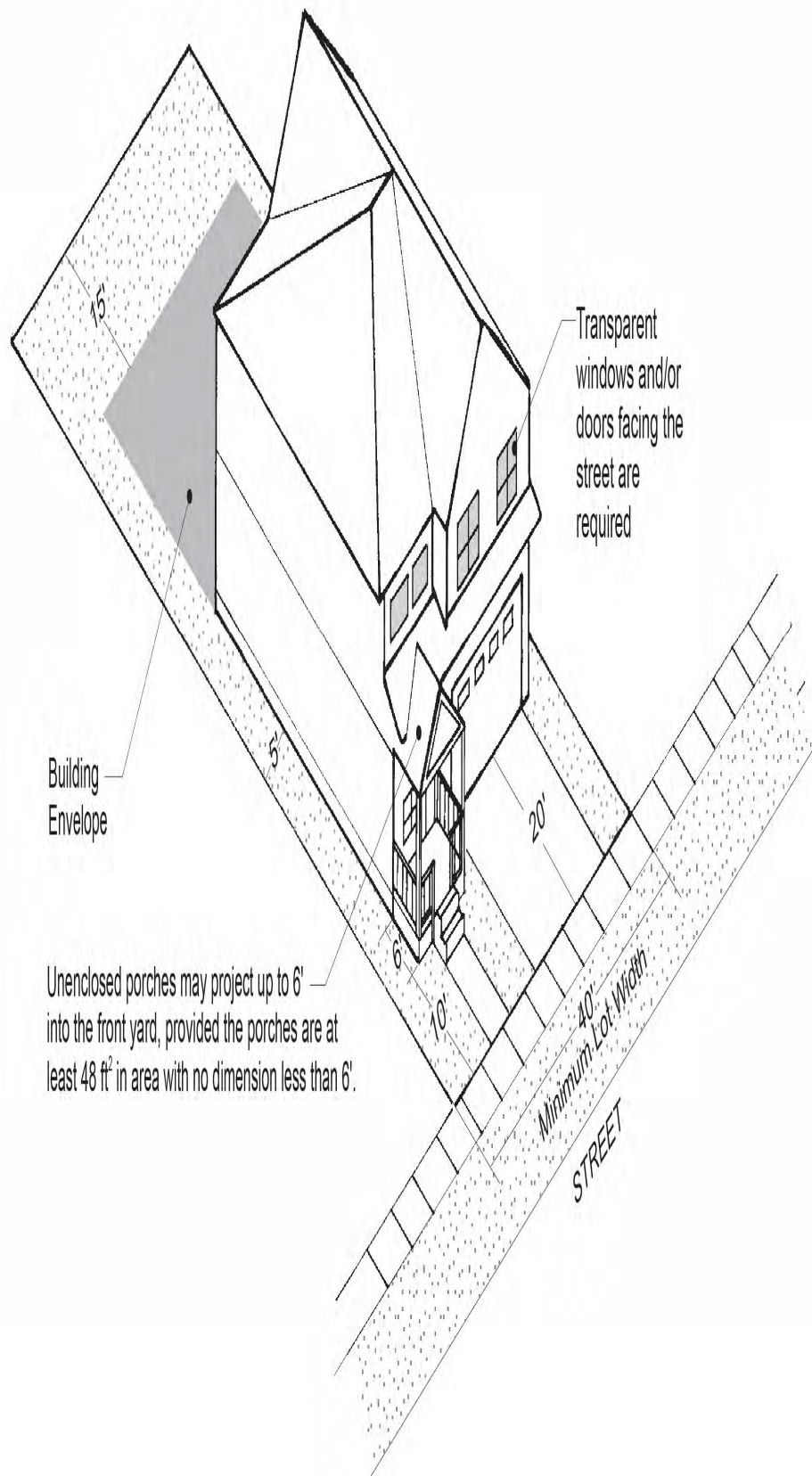


Zero Lot Line Configuration

(home pushed to side property line,
maximizing usable open space)

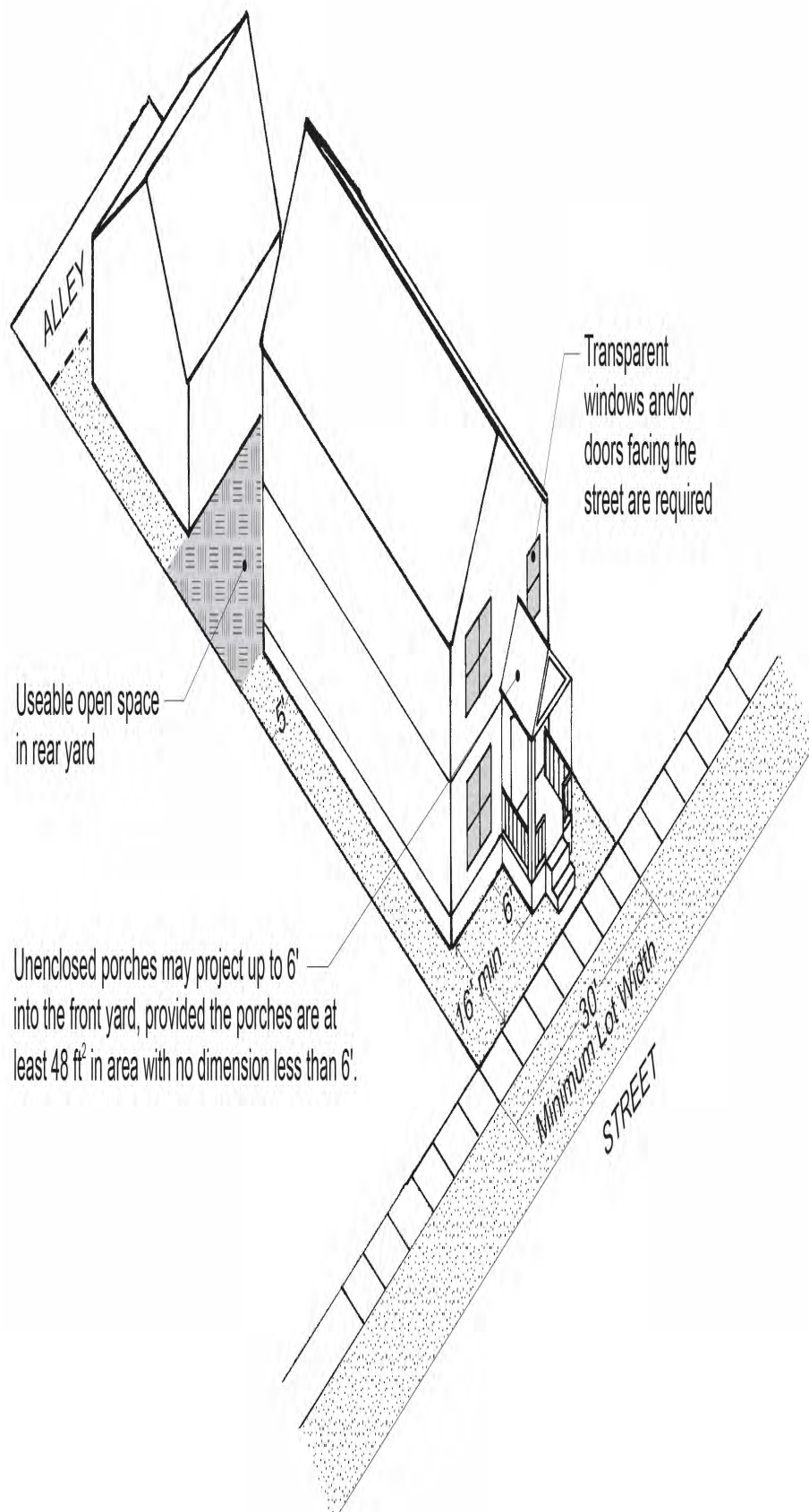
Example configurations of usable open space on small lots.

Table 16T-78



Minimum standards for front-loaded lots in the Moderate Density Residential District.

Table 16T-79



Transparent windows and/or doors facing the street are required

Useable open space in rear yard

Unenclosed porches may project up to 6' into the front yard, provided the porches are at least 48 ft² in area with no dimension less than 6'.

16' min

Minimum Lot Width
30'
STREET

6'

6'

Minimum standards for alley-loaded lots in the Moderate Density Residential District.

2. Maximum building area coverage, fifty percent. Undeveloped lots vested prior to May 15, 2008, shall be exempted from this standard provided they meet minimum usable open space requirements herein.
3. Maximum development coverage, seventy-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.
4. Maximum height: forty feet.

Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

5. *Accessory Buildings.* All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, five feet.

Rear yard, three feet.

16.15.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.15.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. Multifamily projects shall also comply with the landscaping requirements of LMC [14.23.080](#).

16.15.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.15.090 Repealed

Repealed by [Ord. 1310](#).

Exhibit D:

Chapter 16.18 HIGH-DENSITY RESIDENTIAL DISTRICT

16.18.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential areas of high density;
- B. Designate certain areas where high density residential development may be located;
- C. Make high density residential developments available to those persons who may prefer such housing because of personal or financial circumstances;
- D. Permit the highest acceptable density in strategic locations along arterials as a means of achieving more opportunity for mass transit;
- E. Guide high density residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction,
 - 2. Where sewers can be extended at minimal cost to the city, or
 - 3. Along moderate and high density transportation corridors as designated by the Regional Transportation Plan to enhance and promote mass transit opportunities;
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Preserve within developments open space and related amenities.

16.18.020 Permitted uses.

A. Specific Types Permitted in the High-Density Residential District.

- 1. *Any residential use with a density of at least twelve units per acre.* All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that is applicable to the particular type of residential use.
- 2. Housing for people with functional disabilities.

B. Other or Related Uses Permitted.

- 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All

such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);

2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Accessory dwelling as defined in LMC [16.06.055](#);
4. Conditional uses as provided in Chapter [11.0916.66](#) LMC;
5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC.

16.18.025 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.18.020](#) are prohibited.

16.18.030 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.0916.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC.

16.18.035 Individual lots required.

Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#), and every duplex, triplex or other residential building shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of LMC Title [15](#) the Lacey subdivision and short subdivision code.

16.18.040 Lot area.

- A. The size and shape of single-family detached lots shall be as follows:

1. Minimum lot area, two thousand square feet where alleys are utilized, three thousand five hundred square feet if alleys are not provided.

2. Minimum lot width, thirty feet when alleys are utilized, forty feet if alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or other multifamily uses shall have a minimum lot width and street frontage of fifty feet.

3. Minimum front yard:

Sixteen feet for single-family dwellings and duplexes. Ten feet for multifamily.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape, providing more convenient opportunities for offsetting windows for privacy of individual homes or other desired design outcomes.

Garages facing the street, twenty feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design;

a. Other applicable standards in this chapter.

b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).

c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single-family, condominium and multifamily shall be reviewed and approved through a subdivision, townhouse, planned residential development, site plan review or building plan review process where such concepts are identified and the project is designed and conditioned subject to design requirements of Chapter [14.23](#) LMC.

C. *Other Lot Standards for All Uses.*

1. *Minimum Usable Open Space.* Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques;

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a two-thousand-five-hundred-square-foot lot would require a contiguous open space of at least two hundred fifty square feet, or approximately fifteen feet by seventeen feet in area for a standard dimension, or ten feet by twenty-five feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard, except for those undeveloped lots vested prior to May 15, 2008.

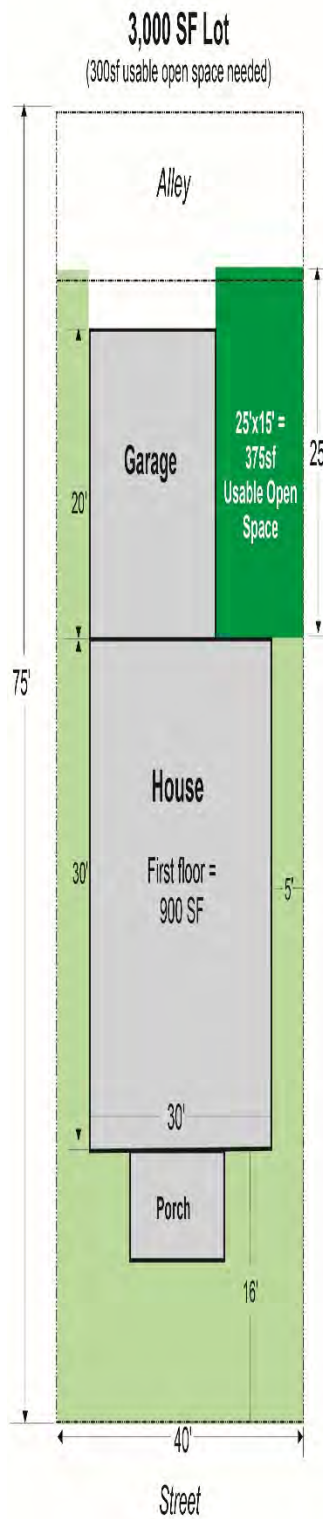
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

Up to twenty-five percent of the homes in a subdivision in the HDR zone can meet the ten percent usable open space requirement by providing a ten-foot-wide side yard in a zero lot line or reciprocal use easement configuration per LMC [14.32.072\(L\)](#) for the length of the lot provided the subject house is only single-story in height.

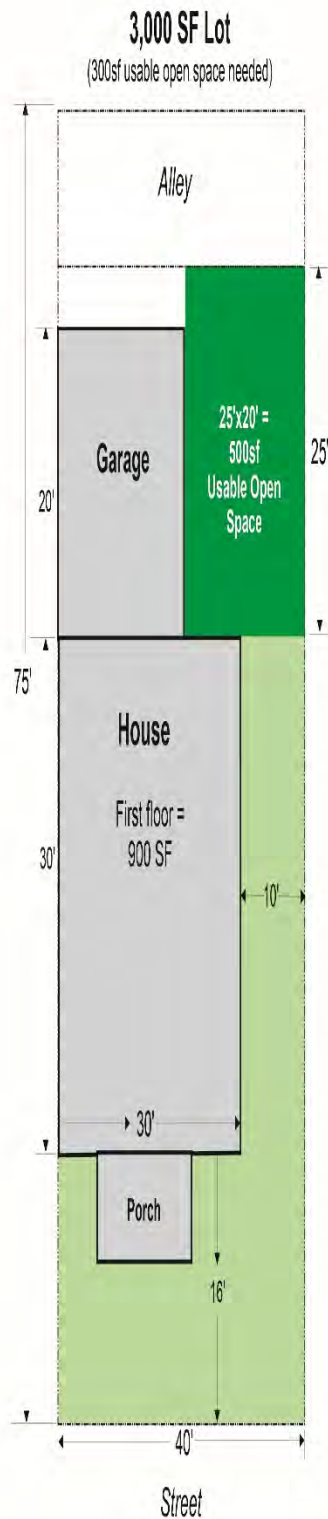
For townhouse developments, refer to LMC [14.23.080](#) and [16.61.040](#).

For multifamily developments, refer to LMC [14.23.080](#). (See Tables [16T-80](#), [16T-81](#), and [16T-82](#).)

Table 16T-80

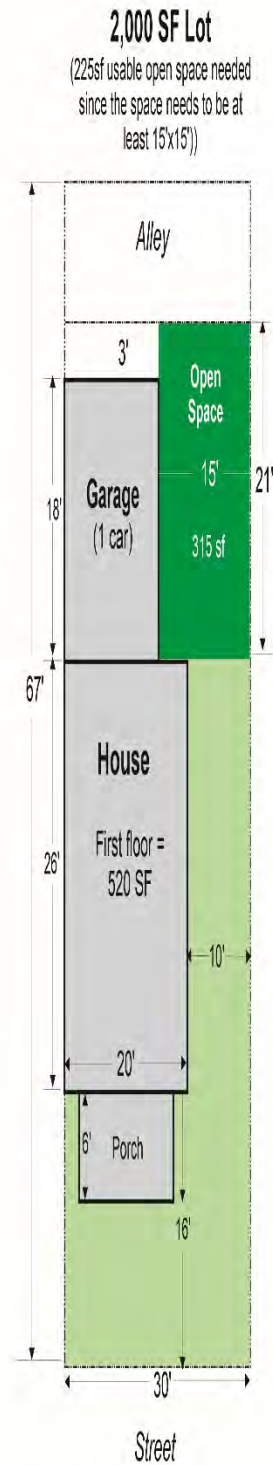


Conventional Lot



Zero Lot Line Configuration

(home pushed to side property line, maximizing usable open space)

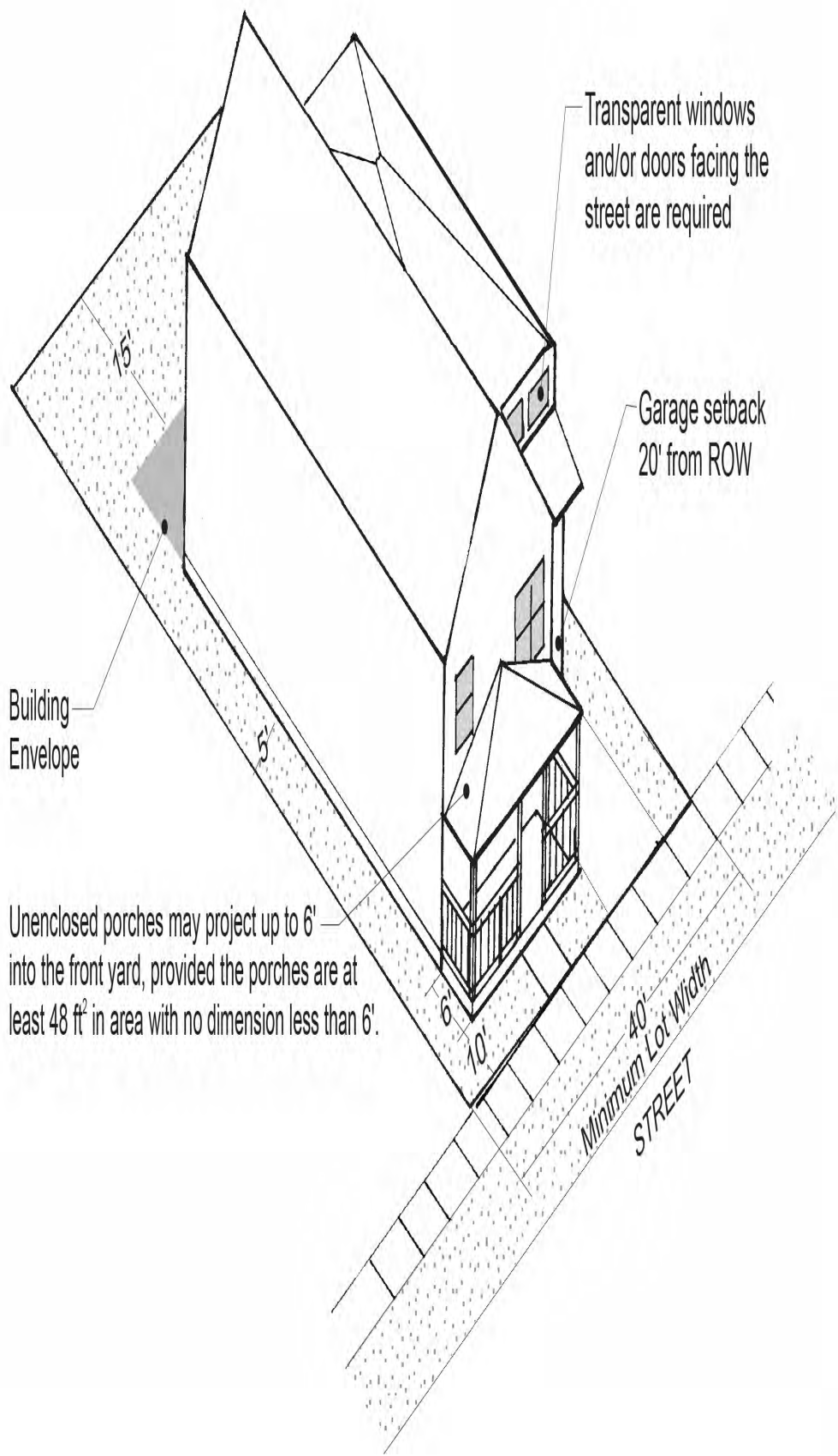


Zero Lot Line Configuration

(home pushed to side property line, maximizing usable open space)

Example configurations of usable open space on small lots.

Table 16T-81



Transparent windows
and/or doors facing the
street are required

Garage setback
20' from ROW

Building
Envelope

Unenclosed porches may project up to 6'
into the front yard, provided the porches are at
least 48 ft² in area with no dimension less than 6'.

40'
Minimum Lot Width
STREET

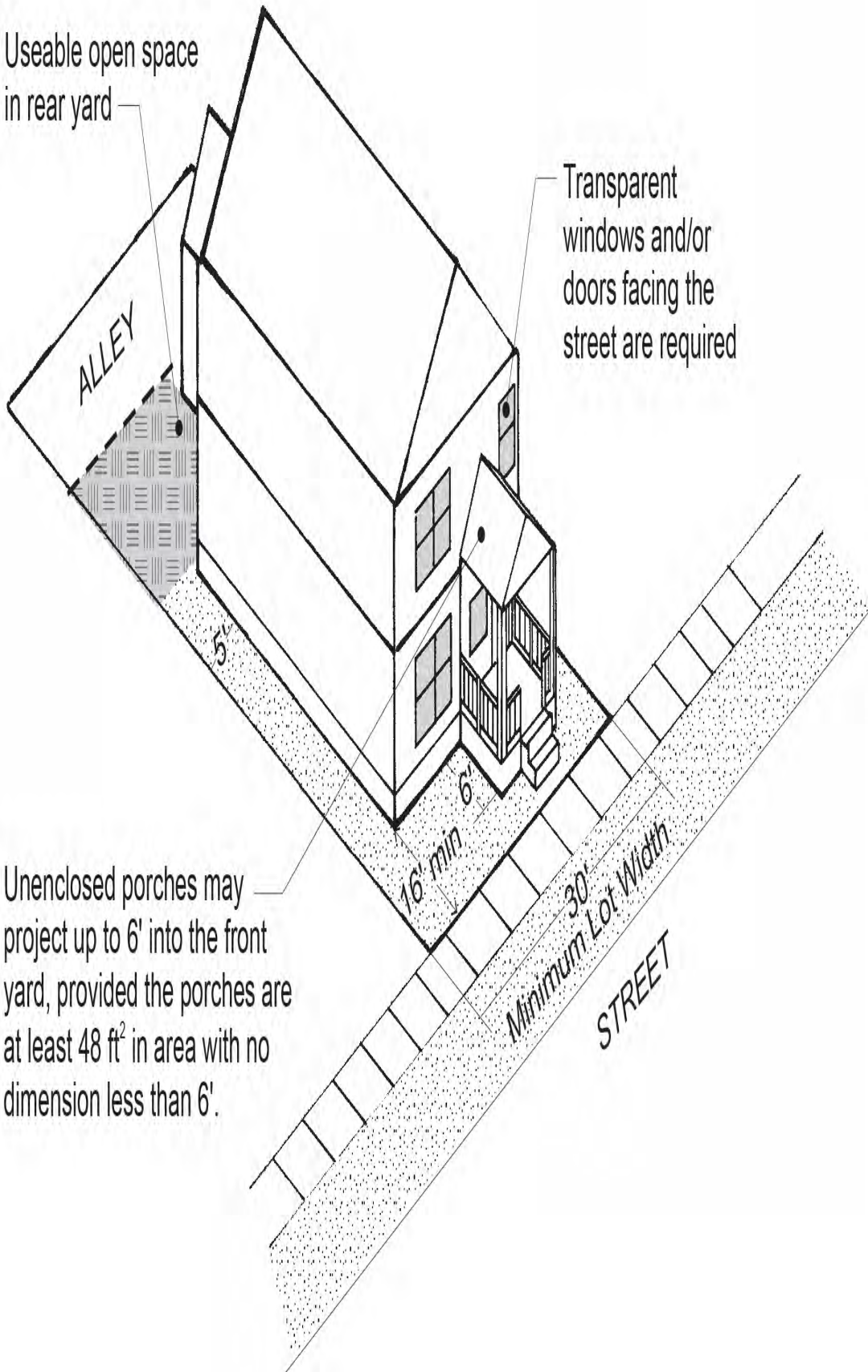
Minimum standards for front-loaded lots in the High Density Residential District.

Table 16T-82

Useable open space
in rear yard

Transparent
windows and/or
doors facing the
street are required

Unenclosed porches may
project up to 6' into the front
yard, provided the porches are
at least 48 ft² in area with no
dimension less than 6'.



Minimum standards for alley-loaded lots in the High Density Residential District.

2. *Maximum building coverage, fifty percent.* Undeveloped lots vested prior to May 15, 2008, shall be exempted from this standard provided they meet minimum usable open space requirements herein.

3. *Maximum development coverage, eighty-five percent.* Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.

4. Maximum height of buildings:

Eighty feet, provided the following apply where building height is greater than forty feet and within eighty feet of an existing single-family residence (measured from the foundation walls) and not separated by a street or alley:

a. A fifteen-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.

b. Buildings over forty feet shall step back one foot for each one foot of additional building height above forty feet.

c. Upper-story balconies facing existing single-family residential uses on buildings exceeding forty feet shall be constructed with opaque sides a minimum of forty-two inches high.

Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

5. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, five feet.

Rear yard, three feet.

16.18.050 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.18.060 Repealed

Repealed by [Ord. 1310](#).

16.18.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. Multifamily projects shall also comply with the landscaping requirements of LMC [14.23.080](#).

16.18.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Chapter 16.19 SHORELINE ZONING OVERLAY

16.19.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential area within shoreline jurisdiction;
- B. Provide a zoning overlayzone based upon the local Shoreline Master Program wherein the designations and related development standards are applied to property under the jurisdiction of such program.
- C. Provide the integration of local GMA documents and plans with shoreline management under the local Shoreline Master Program.

16.19.015 Application.

- A. This zone-overlay is intended to cover the shoreline water body and its 200-foot jurisdiction landward of the ordinary high-water mark, and associated wetlands as provided in Subsection C of this section. The designation shown on the map is considered approximate, as the exact location of the ordinary high-water mark requires identification at the site.
- B. The overlay and associated sub-designations zone shall be ~~delineated identified on the zoning map by a distinctive color with hatch patterns or other method to identify the particular within the~~ Shoreline Master Program ~~designation~~.
- C. Areas under shoreline jurisdiction classified as associated wetlands that lay greater than 200 feet landward from the ordinary high-water mark, have been designated as Open Space Institutional (OSI) for sensitive area protection purposes. ~~The Shoreline Zone shall have a hatch pattern over the OSI designation to integrate the two.~~ In this designation, standards of the Open Space Institutional zone shall supplement the requirements of the Shoreline Master Program for environmental protection.
- D. All applicable requirements of the Shoreline Master Program shall apply to the use or activities taking place within this zoning overlayzone.

16.19.020 Permitted Uses.

- A. Consistent with Shoreline Designation:
 - a. Only those uses/activity/development as identified in Table 3 of the Shoreline Master Program shall be permitted according to the specific shoreline designation.
- B. Consistent with Functions and Values:
 - a. An activity, use, or development must be compatible with the physical characteristics and identified functions and values of the subject reach in which it is proposed and shall be designed and located accordingly.

16.19.030 Prohibited Uses.

- A. Shoreline Master Program Table 3:
 - a. Uses other than those identified in Table 3 of the Shoreline Master Program or permitted by conditional use permit are prohibited.
- B. Residential Development Over Water:

- a. Residential development designed for occupancy is prohibited over water.

16.19.035 Residential Density for Shoreline Designations.

- A. Shoreline Master Program Table 4:
 - a. The overall density permitted for a parcel shall be no greater than that density identified for the specific shoreline environmental designation in Table 4 of Lacey's Shoreline Master Program, in addition to potential density credit that may be transferred to parcels outside shoreline jurisdiction as provided in Chapter 16.58 LMC.
- B. Incentive Density Bonus:
 - a. Density credit for property within the Shoreline Residential, Urban Conservancy and Natural designations may include a density bonus increase to exceed the underlying density cap pursuant to adoption of an incentive dedication development agreement as provided in Chapter 16.58 LMC.

16.19.040 Residential Form Permitted.

- A. Land Form Generally:
 - a. Within the 200-foot shoreline jurisdiction, the form of urban residential development shall be designed to be compatible with the shoreline environment. The Shoreline Master Program, Chapter 17.26, Residential Development, provides standards for said development within the Shoreline Zoning OverlayZone.
- B. Innovative Concepts Encouraged:
 - a. Concepts that use unique or innovative designs to achieve the goals of Lacey's Shoreline Master Program are encouraged and will be allowed flexibility in meeting design standards to achieve this objective.
- C. Housing Forms:
 - a. A range of housing options will be permitted for projects that are compatible with shoreline resources, meet GMA goals and provide a quality residential environment. To achieve urban density and environmental compatibility, this may include attached and compact housing forms and clustering concepts.
- D. Compact Housing and Clustered Housing Forms Encouraged:
 - a. Compact housing forms that consolidate large areas of open space by reducing individual lot size and clustering units is encouraged. This provides the opportunity for a design that can achieve a higher level of compatibility with the shoreline environment and provide open space concepts for public and private use.
- E. Clustering Housing Forms Encouraged:
 - a. Clustering of residential units may use an attached development concept or a compact detached form of housing. Housing forms that utilize compact low impact design to achieve the goals of Lacey's Shoreline Master Program for integration, compatibility with natural shoreline processes and environmental sensitivity are preferred. This can include condominium, townhome, courtyard, cottage designs and other innovative housing forms that accomplish the same objectives.
- F. Design with Nature:

- a. Design shall incorporate natural physical topographic profiles to work with the site's natural components, without impact to functions and values identified in the inventory, analysis and classification of the subject reach.
- G. Least Impact:
 - a. For projects that include more than one residential unit, or a land division of property, design with least impact to the environment may require a clustering concept to minimize site disturbance and impervious area. This will include common facilities that provide use of shoreline resources for residents and also minimize impact and physical alteration of shoreline area.

16.19.050 Conformance with Shoreline Master Program Requirements.

All requirements of Chapter 17.26, Residential Development, of the SMP shall be satisfied.

Exhibit E:

Chapter 16.21 URBAN AGRICULTURE

16.21.005 Purpose.

The City of Lacey finds there is a need to accommodate farming activity commonly referred to as urban agriculture. This can include a range of activities, such as production of food on a single-family residential lot for a family's personal use, urban vegetable gardens on common property for community use, or a small commercial farm activity ~~located in areas zoned for this use.~~

~~While agricultural activity has often been considered inconsistent with smart growth principles of accommodating density in urban areas, the two do not need to be mutually exclusive. Urban agricultural activity for personal use on individual single-family lots, or on common property for community agricultural use, or in the form of small commercial urban farms, can add to the urban fabric and create a richer context for urban neighborhoods. These beneficial uses can be accommodated without sacrificing the objectives of the state Growth Management Act (GMA) and designated urban areas.~~

Urban agricultural activities managed in a responsible way, with sensitivity to urban density and land use compatibility issues, can benefit the individuals participating in the activity and the community at large by providing fresh produce, additional food choices, economic development opportunity, a more sustainable lifestyle and urban neighborhoods with more variety and interest. ~~This section has been developed with the purpose of providing Lacey citizens an opportunity to participate and benefit from these activities.~~

16.21.010 Intent.

It is the intent of this chapter to:

A. Develop opportunities for a range of urban agricultural activities, at a level and intensity that is compatible with Lacey's ~~neighborhoods~~urban environments.

~~B. Define levels of urban agriculture beneficial to neighborhoods and specific zoning designations, considering the context of Lacey's urbanized areas.~~

~~C.B.~~ Establish design standards to ensure urban agricultural activities do not compromise the livability of neighborhoods by introducing nuisances that could degrade the quality of life for surrounding residents. Nuisances include, but are not limited to, such things as:

- Noise.
- Odors from poor care and clean up of animal waste.
- Pest problems from improper feeding techniques.
- Aesthetic impacts.
- Other issues that are disruptive to the neighborhood or distract from the quality and enjoyment of the neighborhood environment.

~~D.C.~~ Encourage and support personal urban agricultural opportunities for individuals and families.

~~E. Encourage and support urban agricultural opportunities for~~, community groups, religious organizations, home owner associations and food co-ops.

~~FD.~~ Encourage the preservation of good agricultural uses for their value as economic assets as well as their value as open space, contribution to sustainability and healthy lifestyle and food choices for the community;

~~G. Provide a designation exclusively for agricultural activities that pre-existed Lacey's first GMA Plan and those agricultural uses that are of a size and intensity they need space and standards to coexist in an urbanized area to avoid compatibility issues.~~

~~HE.~~ Retain the ~~Agricultural District~~Open Space Institutional designation to serve as a place holder with a viable use pending the need for transition to other urban uses. This is intended to facilitate the orderly transition of properties that are being used for agricultural production to more intensive ~~residential~~ uses, if and when such agricultural uses are no longer feasible for economic, cultural or technical reasons.

16.21.014015 Urban agriculture activities.

A. Urban agriculture activities are described and permitted according to expected compatibility with other urban uses. It is expected that urban agricultural uses will be located on a single-family residential lot with space to adequately accommodate the use. However, a multifamily lot may accommodate an urban agricultural activity if all of the following requirements are satisfied:

- The use is approved in writing by the owner of the building(s);
- Land area is assigned in writing by the owner of the building(s) to accommodate the planned agricultural activity;
- Area assigned to accommodate the urban agricultural activity meets applicable thresholds of this title to adequately accommodate the use;
- The intent of this section to provide an urban agricultural opportunity while adequately mitigating impacts to neighbors can be fully satisfied;
- The director of community and economic development determines the use is appropriate to the context of the multifamily complex given assigned area and design.

1. Urban agricultural uses permitted on residential lots less than one acre in size. The following urban agricultural activity is permitted as an accessory use to a residence:

a. All horticultural activity for personal use and incidental sales or distribution on site and off site at a farmers market or approved retail area; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215](#) WAC, and requirements of a home occupation pursuant to Chapter [16.69](#) LMC.

b. Limited animal husbandry of small farm animals for personal use; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215](#) WAC, and requirements of a home occupation pursuant to Chapter [16.69](#) LMC. This activity shall be limited to the following:

(1) Domestic fowl and rabbits:

(a) The maximum number of all fowl permitted accessory to a single-family residential home on an urban lot shall be one per one thousand square feet of lot area, up to a maximum of ten.

(b) Roosters, geese, turkeys, peacocks and exotic species are prohibited.

(c) Rabbits kept in accordance with recommendations of the American Rabbit Breeders Association (ARBA) and a minimum three and one-half square feet of hutch space per rabbit up to a maximum of two dozen rabbits.

(d) Structures housing domestic fowl or rabbits must be located and designed as follows:

- Located ten feet away from property lines provided no such structure shall be located closer to the front property line than a dwelling.

- Designed to prevent rodents by incorporation of one of the following:

- Raising the floor area eight to twelve inches above grade.

- Portable pens moved every few days with cleanup of ground.

- Other techniques that have similar results.

(2) Miniature goats commonly known as pygmy, dwarf and miniature goats provided:

(a) Male miniature goats are neutered.

(b) Lots accommodating miniature goats must be a minimum of seven thousand five hundred square feet and may be allowed at a ratio of four miniature goats per one acre of property.

(3) Beekeeping provided:

(a) Beekeeping may include honey bees, mason bees, cutter bees, cavity nesting bees or similar bees used for honey or pollination purposes.

(b) Honey bees must be registered with the State Department of Agriculture according to provisions of RCW [15.60.021](#) and meet the following restrictions:

- A maximum of four honey bee hives is permitted as an accessory use to a single-family home;

- Honey bee hive shall not be located within twenty-five feet of any lot line, provided this distance may be reduced to ten feet if strategies are employed to require bees to gain elevation before crossing the property line. This may include elevation changes, solid fencing or other techniques that can achieve this objective.

(c) Area housing bee varieties other than honey bees must be a minimum of ten feet from adjacent properties and limited in size appropriate for pollination of the owner's lot.

(4) Other poultry and small animals not specified may be permitted or prohibited by the director of community and economic development upon finding that the species can or cannot reasonably be accommodated without impacts to adjacent properties. Limitations shall be applied as considered appropriate to mitigate potential impacts. Approval under this provision shall be at the sole discretion of the director of community and economic development based upon written findings articulating the intent of this chapter.

(5) Cows, horses, sheep and other similar large farm animals are not permitted as an accessory use on lots less than one acre in size.

2. *Urban agricultural uses permitted on residential lots greater than one acre in size.* The following urban agricultural activity is permitted as an accessory use to a residence:

a. All uses permitted under subsection [\(A\)\(1\)](#) of this section according to ratios, conditions and restrictions therein.

b. On lots or parcels of one acre or more, livestock may be kept; provided, that the number of head of livestock shall not exceed one for each half acre of lot area; and further that barns or other structures for the housing or sheltering thereof be set back not less than thirty-five feet from all property lines. In addition, urban agricultural uses shall employ best management practices, such as may be included in a farm plan developed by the Thurston Conservation District.

c. All uses permitted under subsection [\(A\)\(4\)](#) of this section (community urban agricultural use) according to the ratios, conditions and restrictions therein.

3. *Urban agricultural activity on a nonresidential lot.* As an accessory use or transitional use, the following urban agricultural activities may be permitted consistent with and as identified within other zoning designations:

a. All uses permitted under subsection [\(A\)\(1\)](#) of this section according to ratios, conditions and restrictions therein.

b. All uses permitted under subsection [\(A\)\(4\)](#) of this section (community urban agricultural use) according to the ratios, conditions and restrictions therein.

4. *Community/communal urban agricultural activities.* Permitted according to the following descriptions and restrictions in addition to those regulations identified within the containing zoning district:

a. Horticulture may include all horticultural activity organized in the form of communal farming arrangements on property used in common for these purposes or where small lots or back yards have raised beds or segregated plots for lease for gardening activity. This may include activities such as community pea patches, community garden plots, shared garden plots, publicly owned garden plots for community use, gardens owned and operated by nonprofit organizations, homeowners associations and religious organizations for use by members or community groups, yard area with segregated raised

garden beds developed by an owner for lease and other similar activities. Said activity shall be subject to the following requirements:

(1) All horticultural activities taking place on a lot or portions of a lot that is less than two acres shall be reviewed by the community and economic development department as follows:

(a) Subject to limited administrative review under [Chapter 11.04 LMC Chapter 1 of the Development Guidelines and Public Works Standards](#) to document the proposal, discuss the level of activity and development of a project management plan necessary to ensure compatibility with adjacent neighbors.

(b) If considered necessary to ensure compatibility with adjacent land use, a formal site plan review (SPR) may be required, including preparation and approval of an urban agriculture impact mitigation plan. Such determination shall be at the sole discretion of the community and economic development director.

(2) All urban farming activities taking place on a lot or portions of a lot more than two acres in size shall require a site plan review approval.

(3) Produce in excess of member needs may be provided on or off site to individual community members in need, food banks, religious organizations and other nonprofits for distribution to the public.

(4) Incidental sales of produce in excess of member needs may occur on site, at local farmers markets or at approved commercial sites. On-site retail sales must not result in adverse impacts to the neighborhood area as a result of signage, traffic or other related activity. Determinations regarding impact of on-site retail activity and mitigation requirements will be up to the sole discretion and determination of the community and economic development director and may be subject to the provisions of Chapter [16.70 LMC](#) (street merchant ordinance).

(a) Animal husbandry is limited to those activities permitted with requirements as specified in subsection [\(A\)\(1\)\(b\)](#) of this section with the following additional considerations and requirements:

- Such activity must take place as a secondary and incidental use in conjunction with community urban farming horticultural activities.

- "Personal use" in the context of community urban agricultural use shall include all members of the group participating in the urban agricultural activity.

(5) Commercial urban farms: ~~Commercial-A commercial~~ urban agricultural use or farm activity in Lacey and its growth area is ~~generally a~~ farming activity that existed at the time Lacey's first GMA Plan was adopted. Most areas with small commercial farm activity ~~were are~~ zoned ~~Agricultural District~~ Open Space Institutional to provide for the continuation of these existing activities ~~in a zone designed to accommodate this use~~. Future provision may be made for small farms in other zoning designations under criteria necessary to ensure compatibility. ~~This concept is reserved for future consideration.~~

(6) All activities identified or allowed pursuant to this chapter shall comply with all other local, state, or federal regulations pertinent to the activity pursued, and the requirements or permission granted or implied by this chapter shall not be construed as an exemption from such regulations.

B. Permitted where: All zoning designations will reference the urban agriculture activities and appropriate provisions of this chapter applicable to the zone.

~~16.21.018 — Agriculture District.~~

~~The Agricultural District has been established for the purposes and intent described in LMC [16.21.005](#) and [16.21.010](#).~~

~~16.21.020 — Permitted uses.~~

~~A. *Specific Types Permitted in the Agricultural District.*~~

~~1. Production of crops and livestock including but not limited to the following:~~

~~a. All horticultural crops including tree farms, greenhouses and nurseries;~~

~~b. Livestock production including grazing, dairying, poultry and egg production, and riding stables;~~

~~c. Limited processing and packaging of produce and animal products, including slaughtering, limited to crops and animals produced on the premises;~~

~~2. Single family structures, not exceeding one per five acres.~~

~~B. *Other or Related Uses.*~~

~~1. Accessory buildings or structures clearly related to the basic use of the premises such as storage of personal property, vehicles, equipment and supplies;~~

~~2. Stands or sheds for the sale of agricultural products produced on the premises;~~

~~3. Manufactured homes for persons related to or employed in the agricultural pursuits of the premises;~~

~~4. Accessory residential dwelling as defined in LMC [16.06.055](#);~~

~~5. Home occupations as provided in Chapter [16.69](#) LMC.~~

~~16.21.030 — Prohibited uses.~~

~~Prohibited uses in the agricultural district are as follows:~~

~~A. Feed lots;~~

~~B. Animal product reduction facilities;~~

~~C. Slaughterhouses or processing plants or facilities larger than those required for the crops or animals grown on the site.~~

16.21.040 Environmental performance standards.

All uses in this district shall comply with the environmental performance standards of Chapter [16.57](#) LMC.

16.21.050 Lot area.

A. Minimum lot area, five acres;

B. Setbacks for residential structures and all accessory buildings:

Minimum front yard, twenty-five feet,

Minimum side yards, eight feet,

Minimum rear yards, twenty-five feet;

C. Setbacks for structures or enclosures housing animals or poultry:

Minimum setback from front street line, one hundred feet,

Minimum setback from side and rear property lines or from a flanking street line, fifty feet;

D. Maximum building area and development coverage for a single use or occupancy is:

Maximum building coverage for five acres or more, fifteen percent,

Maximum development coverage for five acres or more, twenty-five percent;

E. Maximum height:

Residential building, thirty-five feet,

Accessory building, sixteen feet,

Barns, silos and the like, fifty feet.

Exhibit F:

Chapter 16.23 MIXED-USE HIGH-DENSITY CORRIDOR

16.23.010 Intent.

- A. Over time, that portion of the Martin Way designated Mixed Use High Density is intended to gradually change from an area dominated by strip commercial development, light industry, warehousing, and other low intensity or non-pedestrian uses into mixed use, high density residential and commercial area with an established street grid where people enjoy walking, shopping, working and living.
- B. To create three-two mixed high density corridor zones designed to reflect a desire to move away from traditional commercial strip development to a mixed high-density corridor. The three-two zones are intended to reflect an emphasis on existing uses which are already established within the area to help promote a healthy business climate for existing uses.
- C. Create a specific mixed high density corridor zone for the eastern-western portion of Martin Way between Marvin and Meridian (areas west of Marvin Road) that will make the transition away from strip commercial auto-oriented development. Low intensity and motor-vehicle-oriented uses are not desirable within this area. Low intensity and motor vehicle-related uses are considered to be those which are relatively large in scale and which primarily serve patrons arriving by motor vehicle because:
 1. The uses primarily sell products of such size or weight as to require motor transport by necessity, such as boats; and/or
 2. They require substantial areas for outdoor storage of product or equipment or they are not pedestrian-oriented at all, such as warehousing or light industry;
 3. Exception may be made for food and general merchandise stores where design of the site is integrated to serve local pedestrian traffic and compatible and complementary to adjacent uses.
- D. Create a mixed high density corridor zone for the western-eastern portion of Martin Way generally between Hensley and Carpenter Road (areas east of Marvin Road) that will make the transition away from classic strip commercial development to a full range of commercial uses with attractive street fronts, multimodal improvements and a design which is compatible in an environment where residential uses and commercial uses are located adjacent to one another.
- ~~E. Create a mixed high density corridor zone as a transition between the east and west zones between Hensley and Marvin Road. This zone would recognize some automobile-related uses but only through a conditional use permit process.~~
- ~~F.~~E. Allow for commercial uses and other mixed-use development in a way that serves the needs of the neighborhood and the community and enhances the appearance and identity of the mixed high-density corridor.
- ~~G.~~F. Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, facilitate efficient mass transit, and require less reliance on motor vehicles.
- ~~H.~~G. Encourage a variety of businesses which offer retail goods or consumer services that appeal to pedestrians and/or serve the needs of the surrounding neighborhood.
- ~~I.~~H. Integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of the adjacent residential neighborhood.

- H.I. Provide development standards which require direct, convenient pedestrian and vehicular access to businesses.
- K.J. Balance the needs of motorists and businesses serving a community-wide market with the needs of pedestrians and neighborhood residents.

16.23.020 Permitted uses in all mixed high density corridor zones.

- A. Commercial Uses and Public Administration. The following uses are permitted as an allowed use or by conditional use permit as noted if they have a gross floor area of no more than fifteen thousand square feet and require no outside storage. The square footage limitation may be waived by the site plan review committee for general merchandise stores, food stores, hotels and motels, rooming houses, educational services, and museums. To waive this requirement the site plan review committee must find that the proposed use can conform to other requirements of the high-density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses in the zone. Noted conditional uses may also be approved with a greater or lesser square footage under the same conditions of pedestrian emphasis, compatibility and complementary design.

Uses allowed include:

1. Retail Uses. Preferred retail activities are those that promote a shopping experience for pedestrians and can accommodate design that is easily integrated into the corridor's mixed-use vision. Preferred retail uses include activities such as:
 - a. General merchandise;
 - b. Food;
 - c. Apparel and accessories;
 - d. Eating and drinking establishments;
 - e. Drug and proprietary;
 - f. Shopping goods stores.
2. Finance, Insurance and Real Estate. Preferred uses include finance, insurance and real estate servicing needs of surrounding neighborhood and community residents. Such uses will have a design that promotes the immediately surrounding mixed-use high-density corridor. Such uses include:
 - a. Finance depository institutions, non-depository institutions, holding companies, other investment companies, brokers and dealers in securities and commodity contracts and security and commodity exchanges;
 - b. Insurance, including carriers of all types of insurance and insurance agents and brokers;
 - c. Real estate, including owners, lessors, lessees, buyers, sellers, agents and developers of real estate.
3. Services. Preferred service uses are establishments primarily engaged in a variety of services for individuals, business and government establishments and other organizations and have a design promoting the service needs of the mixed uses within the corridor.
 - a. Preferred service uses include activities such as:

- b. Hotels and lodging places;
 - c. Personal services: laundry, photo studios, beauty shops, shoe repair and funeral service;
 - d. Business services: advertising agencies, commercial art and computer programming;
 - e. Repair services: radio and TV repair;
 - f. Theaters;
 - g. Amusement and recreation: physical fitness facilities and health clubs;
 - h. Health services: office and clinics of doctors, dentists, health practitioners, veterinarian clinics and medical laboratories;
 - i. Educational services: establishments involved in academic and technical instruction and libraries;
 - j. Social services: childcare and residential care;
 - k. Museums, art galleries and botanical and zoological gardens;
 - l. Membership organizations;
 - m. Engineering, accounting, research, management and related services.
4. Public Administration. Preferred uses include activities involving the executive, legislative, judicial, administrative and regulatory activities of federal, state, local and international governments. However, activities of the state of Washington shall be allowed only if such location and use also conform with the state's current Preferred Leasing Areas Plan provided said Preferred Leasing Areas Plan meets the city's adopted goals and policies and further is endorsed by the city of Lacey.
- a. Preferred public administration uses are those promoting the mixed use of the corridor by servicing the residents of the neighborhoods and within the corridor. Such uses include activities like a post office, satellite police stations and fire stations.
5. Transportation Activities. Preferred uses are transportation activities which promote a multi-modal environment or can be easily integrated into the mixed-use vision for the corridor. Such uses include activities such as:
- a. Bus terminals;
 - b. Taxi cab services;
 - c. Transportation services;
 - d. Travel agencies;
 - e. Tour operators;
 - f. Commercial parking facilities may be allowed provided they are limited to twenty-five cars. Commercial parking facilities shall be prohibited on corner lots.
- B. Residential Uses. Multifamily uses are permitted provided they are generally mixed use and or located away from primary district frontages and high activity corners. All residential uses are permitted with a minimum density of at least twelve units per acre is required. No density maximum shall be imposed provided any density beyond twenty units per acre shall be obtained by purchase of transfer of development rights; low-income housing density bonuses or other

incentive density bonuses as may be available or determined in the best interest of the community by the site plan review committee.

- C. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

~~16.23.024~~ Additional permitted uses.

~~Selected automobile-related uses are allowed in the mixed high-density corridor (west) zone pursuant to LMC 16.23.010(D). Provided the use is designed to conform to other requirements of the high-density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses. Such uses include:~~

~~A. Automobile-related uses such as:~~

- ~~1. Automobile parts store;~~
- ~~2. Automobile repair;~~
- ~~3. Service activities;~~
- ~~4. Gas stations;~~
- ~~5. Vehicle sales activities;~~
- ~~6. Manufactured home sales activities.~~

16.23.025 Conditional uses.

- A. Other uses in the following categories may be permitted through a conditional use permit. Provided the applicant can demonstrate such use can be designed to be integrated into the corridor and compatible and complementary to existing and future preferred uses and land use vision. Uses that may be approved through the conditional use permit process ~~in all three mixed-use high-density corridor zones~~ include:

1. Retail uses such as:
 - a. Hardware;
 - b. Building material and garden supply;
 - c. Home furnishings and equipment.
2. Services.
 - a. Upholstery;
 - b. Furniture repair.
3. Public Administration.
 - a. State offices.

- B. Additional conditional uses may be permitted in the ~~central~~ eastern zone pursuant to LMC 16.23.010(ED). Provided it can be shown the use can conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses. Such uses include:

1. Automobile-related uses such as:
 - a. Automobile parts store;
 - b. Automobile repair;
 - c. Service activities;
 - d. Gas stations;
 - e. Vehicle sales activities;
 - f. Manufactured home sales activities.

~~C. Automobile gas stations may be permitted by conditional use permit at the northeast and southwest corners of the intersection of Meridian, Martin, and Duterrow. This use shall be limited to the lots with gas stations existing on the effective date of the ordinance codified in this section. Provided, that the provisions of LMC 16.23.025(B) can be satisfied.~~

16.23.030 Similar or related uses.

Similar or related uses permitted and criteria for determination of similarity or relatedness are as follows:

- A. Uses similar to, or related to, those listed in LMC 16.23.020(A) are permitted upon a finding of the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan;
- B. The criteria for such finding of similarity shall include but not be limited to the following:
 - 1. The proposed use is appropriate in this zone given the emphasis on pedestrian orientation, mass transit and mixed use;
 - 2. The development standards for permitted uses can be met by the proposed use;
 - 3. The proposed use will be compatible and complementary to adjacent uses and uses within the zone in general;
 - 4. The public need is served by the proposed use.

16.23.040 Prohibited uses.

Uses other than those identified or described in LMC 16.23.020 are prohibited.

16.23.050 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

C. Refuse.

- 1. Refuse container screening shall be required and be native and drought tolerant landscaping or material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high;
- 2. No refuse container shall be permitted between a street and the front of a building;

3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

16.23.060 Site Area.

A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.

B. No minimum setback. The maximum setback shall be fifteen feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.

C. Side yard setback, minimum of ten feet, unless waived by the site plan review committee pursuant to the policies of this chapter.

D. Rear yard setback, fifteen feet.

E. Maximum building coverage: thirty-five percent; however, this may be increased up to a maximum of eighty-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects containing mixed uses: five percent bonus.

2. Projects with three- or four-story building: five percent bonus.

3. Projects providing a pedestrian oriented plaza or area of at least one hundred fifty square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the city. Such areas shall contain seating for at least four people, a trash receptacle and three or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: twenty percent bonus.

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: ten percent bonus.

5. Projects providing at least fifty percent of their required parking underground or within the building: forty-five percent bonus.

Note: These bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit building coverages.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus.
2. Projects containing mixed uses: five percent bonus.
3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: fifteen percent bonus.
4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit impervious surfaces.

G. Building height: not more than forty-five feet within one hundred feet of a prior existing single family detached subdivision.

16.23.070 Parking.

Off-street parking shall be provided in accordance with Chapter 16.72 LMC and all design review requirements of Chapter 14.23 LMC. On street parking shall be allowed to help satisfy parking requirements provided paved street widths provide adequate room pursuant to city standards for on street parking.

16.23.080 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.

16.23.085 Design review.

All applicable requirements of Chapter 14.23 LMC shall be satisfied.

16.23.090 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Chapter 16.24 WOODLAND DISTRICT

16.24.010 Intent and organization.

A. It is the intent of this chapter to:

1. Encourage density and a diverse mix of uses in the core area;
2. Create a core area that is strongly pedestrian-oriented and transit friendly;
3. Create a strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the Downtown 2000 Plan, and the Woodland District Strategic Plan;
4. Create places that provide for the needs of a diverse population;
5. Provide a comfortable pedestrian experience and commercial-retail opportunities;
6. Promote the development of an office hub within the Woodland District that supports the surrounding retail component; and
7. Promote high density residential in mixed-use patterns throughout the Woodland District.

B. *Woodland District Urban Neighborhoods Intent Statements.* The Woodland District is divided into three subdistricts as shown in Figure 16.24.010-1:

1. *Urban Neighborhood 1--Woodland Square.* The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity. The form-based code (FBC) allows increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and locally-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners, with through block connections that provide access between properties, and a pedestrian-scale grid of streets.

2. *Urban Neighborhood 2--Pacific Avenue.* The goals for Urban Neighborhood 2 promote low- and medium-intensity development with a local or regional emphasis along Pacific Avenue SE. This subdistrict is intended to prevent the appearance of strip commercial development. Development is expected to balance the needs of pedestrians, bicycles, automobiles, and transit with a mixture of commercial, service, and residential uses. Although Pacific Avenue is the primary street for lots and parcels, infill blocks that have multiple frontages where the site (parcel) abuts the Woodland Trail development may use the trail as a ground level street-facing elevation of buildings and will take advantage of pedestrian connection to the trail. Development will balance the needs of autos, pedestrians, and transit users.

3. *Urban Neighborhood 3--Master Plan Areas.* The goals for Urban Neighborhood 3 promote development that strives to combine regional commercial-retail and housing uses on a single site or in close proximity. The development standards allow increased development on busier streets without

fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and local-serving and region-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners with through block connections that provide connections between properties and an overall modified grid of streets.

The Woodland District Master Plan requirements strive to achieve a finer-grained network of streets and paths than currently exists, while permitting property owners flexibility regarding location, alignment and design, or type of streets and paths. New streets and paths will be located within easements or rights-of-way, and new infill blocks will be created as a result. Once a new infill block is created, the FBC development standards will apply in the same way that they will apply to legally defined sites and street-bounded blocks within the rest of the Woodland District. FBC development standards include stormwater regulations, height limits, setbacks and frontage type requirements.

C. Regulating Plan.

1. *Description of the Regulating Plan.* The Regulating Plan translates the community vision into a map. The Regulating Plan designates the locations, subdistricts and streets that are intended to embody specific physical characteristics. It specifies the location and applicability of specific design treatments and maps where they are required. The Regulating Plan works in tandem with the development standards, tables and figures to define the shape, size and location of streets, through connections, infill blocks, buildings and landscaping.

The Regulating Plan for the Woodland District is set out in Figure 16.24.010-1, Regulating Plan, Subdistricts; Figure 16.24.050-1, Regulating Plan, Street Types; and Figure 16.24.060-1, Regulating Plan, Building Heights. The Regulating Plan specifies the subdistricts, street types and building heights that apply to each lot, parcel of land, or infill block.

The street type that applies to a specific street or section of a street is indicated by the color and corresponding name shown on the Table 16.24.050-2, Overview of Streets and Through Connection Types.

On Figure 16.24.050-1, Regulating Plan, Street Types, where the street type, as indicated by color, extends through an intersection, that street type shall be considered as the higher order street and shall apply to the intersection, and to the intersecting street until a distance of one hundred feet from the confluence of lot lines at the corner, or until the next lot line away from the corner, whichever distance is shorter.

Allowable building heights are shown on Figure 16.24.060-1, Regulating Plan, Building Heights.

D. Organization of This Chapter, Woodland District Hybrid Form-Based Code.

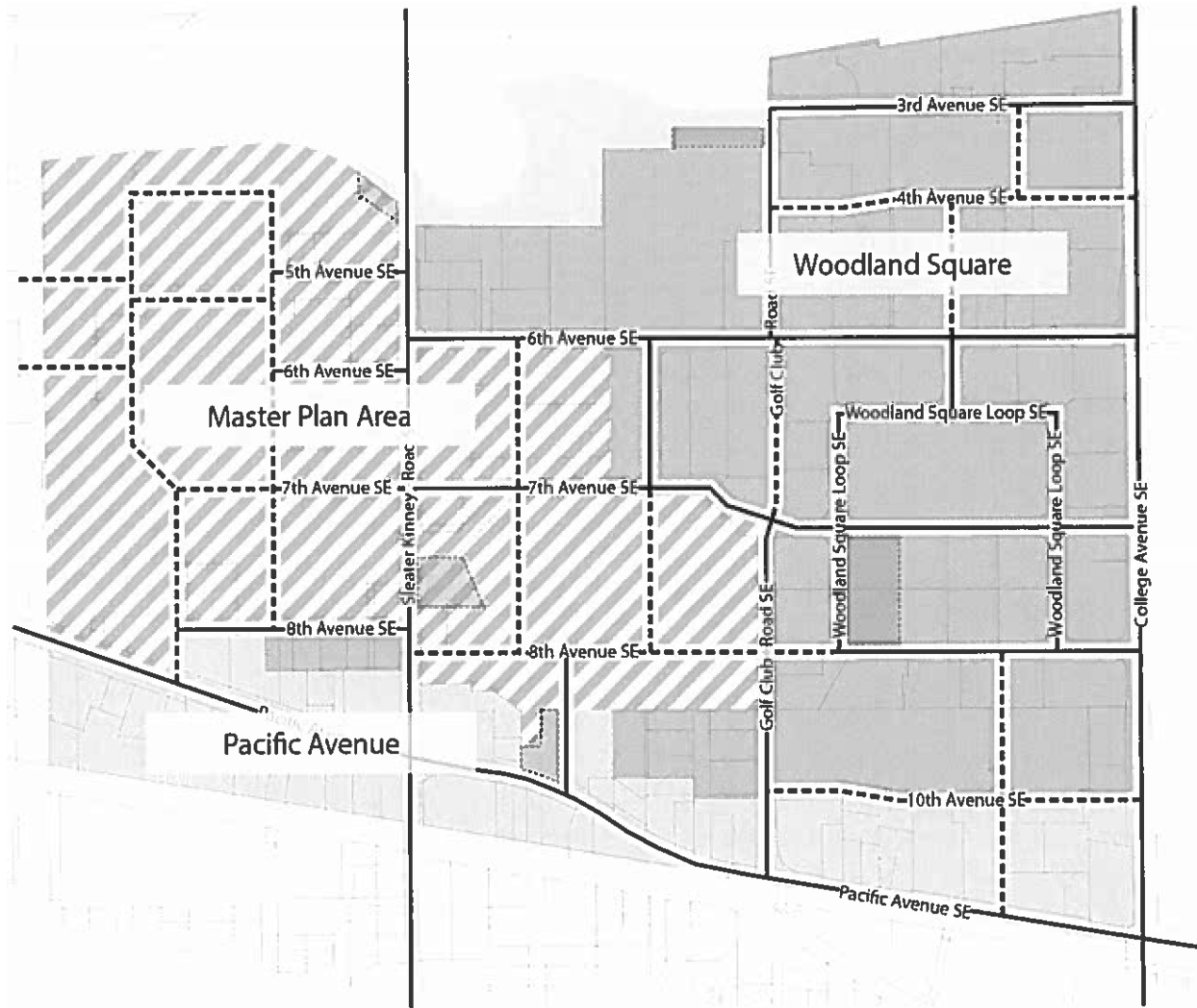
Sub Chapter	Figures and Tables
16.24.010 , Intent and organization.	Figure 16.24.010-1 , Regulating Plan, Subdistricts
16.24.020 , Definitions.	
16.24.030 , Uses.	Table 16.24.030-1 , Urban Neighborhoods
16.24.040 , General standards required for all development.	Table 16.24.040-1 , Master Plan Eligibility Summary
	Table 16.24.040-2 , Improvement Responsibilities
	Table 16.24.040-3 , District Wide Development Standards
16.24.050 , Streets, through connections and connection spacing.	Figure 16.24.050-1 , Regulating Plan, Street Types
	Table 16.24.050-1 , Connections and Connection Spacing
	Table 16.24.050-2 , Overview of Streets and Through Connection Types
	Figure 16.24.050-2 , 6th Avenue
	Table 16.24.050-3 , 6th Avenue
	Figure 16.24.050-3 , 6th Avenue Sidewalk Improvements
	Table 16.24.050-4 , 6th Avenue Sidewalk Improvements
	Figure 16.24.050-4 , Golf Club Road
	Table 16.24.050-5 , Golf Club Road
	Figure 16.24.050-5 , Golf Club Road Sidewalk Improvements

Sub Chapter	Figures and Tables
	Table 16.24.050-6 , Golf Club Road Sidewalk Improvements
	Figure 16.24.050-6 , Pacific Avenue
	Table 16.24.050-7 , Pacific Avenue
	Figure 16.24.050-7 , Pacific Avenue Sidewalk Improvements
	Table 16.24.050-8 , Pacific Avenue Sidewalk Improvements
	Figure 16.24.050-8 , Through Connection, Minimum Requirements
	Figure 16.24.050-9 , Through Connection, Optional Components
	Table 16.24.050-9 , Through Block Connection, Minimum Requirements and Optional Components
16.24.060 , Building, form, siting and site design.	Figure 16.24.060-1 , Regulating Plan, Building Heights
	Table 16.24.060-1 , Building Form, Siting and Massing Standards
	Figure 16.24.060-2 , Height Options for Small Footprint Buildings
	Table 16.24.060-2 , Height Options for Small Footprint Buildings
	Table 16.24.060-3 , Site Design and Landscape Standards

Sub Chapter	Figures and Tables
16.24.070 , Building and landscape frontage.	Figure 16.24.070-1 , Building and Landscaping Frontage Type 1--Linear
	Table 16.24.070-1 , Building and Landscaping Frontage Type 1--Linear
	Figure 16.24.070-2 , Building and Landscaping Frontage Type 2--Forecourt
	Table 16.24.070-2 , Building and Landscaping Frontage Type 2--Forecourt
	Figure 16.24.070-3 , Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace
	Table 16.24.070-3 , Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace
	Figure 16.24.070-4 , Building and Landscaping Frontage Type 4--Landscape Building
	Table 16.24.070-4 , Building and Landscaping Frontage Type 4--Landscape Building
	Figure 16.24.070-5 , Building and Landscaping Frontage Type 5--Low Wall and Trellis
	Table 16.24.070-5 , Building and Landscaping Frontage Type 5--Low Wall and Trellis
	Figure 16.24.070-6 , Building and Landscaping Frontage Type 6--Urban Fence or Wall
	Table 16.24.070-6 , Building and Landscaping Frontage Type 6--Urban Fence or Wall

Sub Chapter	Figures and Tables
	Figure 16.24.070-7 , Building and Landscaping Frontage Type 7--Landscape Setback
	Table 16.24.070-7 , Building and Landscaping Frontage Type 7--Landscape Setback
16.24.080 , Design toolbox.	Table 16.24.080-1 , Low Impact Development Approaches
	Table 16.24.080-2 , Street and Through Connection Crossing Approaches
	Table 16.24.080-3 , Traffic Calming Approaches
16.24.090 , Form-based code review.	
16.24.100 , Appeals.	
16.24.110 , Amendment of an approved development application.	
16.24.120 , Submittal requirements.	
16.24.130 , Additional information for review.	

Figure 16.24.010-1. Regulating Plan, Subdistricts



16.24.020 Definitions.

- A. "Build-to line" means the line up to which buildings or landscaping must be constructed.
- B. "Chicane" means a slight bend in the travel path of a roadway to slow drivers.
- C. "Chord" means a straight line joining the ends of an arc.
- D. "Forecourt" means an open area forming an entrance plaza for a single building or several buildings in a group.
- E. "Frontage" means the portion of the site, parcel or infill block that is adjacent to a public street, a through connection or other path.
- F. "Frontage zone" means that area between the build-to line and the pedestrian through zone which acts as a transition between private and public space.
- G. "Ground floor" means the floor-to-ceiling space of a building where the floor is at or nearest to the level of the ground around the building.

H. “Group living” provides lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a space not defined by the LMC as a dwelling unit. Group living shall include, but not necessarily be limited to, public or private nonprofit residential facilities such as residential hotels, boardinghouses, residence clubs, communes, fraternity or sorority houses, monasteries, convents, or ashrams. It shall also include group housing affiliated with and operated by a medical or educational institution, when not located on the same lot as the institution.

I. *Household*. A “household” is a person or group of people occupying a single dwelling unit.

J. “Infill block” means an area of land bounded by new or existing streets or easements.

K. “Podium” means the continuous projecting base of a building, distinct from the tower or other portions of the building.

L. “Porch” means a structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided; although it may be enclosed through the use of screens, glass or partial walls.

M. “Step back” means an upper facade of a building that is recessed or set back from the lower facade of the building.

N. “Stoop” means a platform or small porch, usually up several steps, at the entrance to a building, usually a dwelling or dwellings.

O. “Street type” means a set of requirements applicable to a public street or an easement, which requirements may include, but are not limited to, right-of-way width, travel lanes, sidewalk width, planting strips, and role in the street network.

P. “Terrace” means a flat roof or a raised space or platform adjoining a building, or an embankment with a level top. A terrace is open to the sky and larger than a balcony, and may be above or below grade level.

Q. “Threshold” means the area of floor beneath a door, where two types of floor material meet; or the entrance to a building.

R. “Through connection” means a grade-level pedestrian, cycling, or vehicle access route that is accessible to the public and extends through a city block, parcel, lot or infill block and includes but is not limited to a pedestrian walkway, a street, or an access route through public or private land.

S. “Tower” means a building or a portion of a building within the boundary of the Woodland District over fifty-five feet in height. The tower portion of the building is located on top of a podium.

T. “Tower floor plate” means the sum of the gross horizontal area of a single floor of a tower, measured from the exterior faces of the exterior walls.

U. “Trellis” means an open grating or latticework overhead, of either metal or wood, and the supporting columns and framework.

V. “Urban fence” means an open framework screen or fence, of either metal, wood, masonry or a combination, usually no more than three feet high, which serves to enclose or subdivide outdoor space, presenting a semi-transparent surface, except where penetrated by walkways.

W. “Woonerf,” sometimes called a shared street, means a street where the drivers and bicyclists share the roadway with pedestrians. Also referred to as a curbless street, a woonerf avoids permanent demarcation of the drive area with a curb, and is often level from side to side. The width of the shared roadway space, and the placement of street furniture, parking zones and plantings are purposefully located to reduce driver speed and encourage social gathering.

16.24.030 Uses.

A. *Permitted Uses.* Uses permitted in the Woodland District subdistricts are listed in Table 16.24.030-1 with a “P.” These uses are allowed if they comply with the development standards and other regulations of this section. Listing as an allowed use does not mean that a proposed development will necessarily be granted an adjustment or other exception to the regulations of the LMC.

B. *Conditional Uses.* Uses which are allowed if approved through the conditional use review process are listed in LMC [11.0916.66.020](#) and Table 16.24.030-1 with a “C.” These uses are allowed provided they comply with the conditional use approval criteria for that use, the specific development standards contained in this chapter, and other regulations of the LMC.

Table 16.24.030-1. Urban Neighborhoods

Use Categories	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	P--Permitted C--Conditional		
Residential Categories			
Household Living	P	P	P
Group Living	C	C	C
Commercial Categories			
Retail Sales and Service	P	P	P

Use Categories	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	P--Permitted C--Conditional		
Office	P	P	P
Institutional Categories			
Parks and Open Space	P	P	P
Educational Facilities, Government Offices, Museum; Civic Uses, Transit Uses	P	P	P
Other Categories			
Rail Lines and Utility Corridors	P	P	P

C. Use-Specific Development Standards.

1. *Parks and Open Space.* Huntamer Park, West Plaza Park, South Plaza Park, I-5 Park and Bikeway, and Civic Plaza are the current open spaces and parks in the Woodland District. These city-owned and managed facilities provide open space and natural amenities for the enjoyment of the public. The Woodland District Strategic Plan recommends reinforcing these areas through an improved network of sidewalks, bicycle lanes, paths, and multi-purpose trails. New development shall enhance these existing district open spaces. Application of the design standards for streets, paths, buildings, landscaping, and other design elements from this chapter will provide a complementary relationship between the parks and surrounding development. Any new common open space, park, or through connection shall be designed to be useable for the recreation and enjoyment of the citizens.

a. *Standards.* There are no new open spaces identified for development in the Woodland District. Any new open space dedicated to the city shall be subject to the design criteria of LMC [14.23.088](#), Open space, and requirements of Chapter [16.48](#) LMC, Open Space/Institutional District. Private open space and recreation associated with new residential or mixed-use development shall comply with the design criteria of LMC [14.23.088](#), Open space.

2. *Drive-Through Facilities.* Where a drive-through component is proposed as part of a development, it shall meet the following regulations:

a. The drive-through shall be accessory to the principal use of the development, which includes interior space for customers to enter the building for goods or services;

b. The entrance and exit for the drive-through lane shall not be on a primary street unless shared with the primary site access of the principal use. The drive-through lane and the drive-through window shall not be visible from a primary street.

c. The standards above may be met in either of the following ways:

(1) The drive-through shall be accessed from a secondary street, other street or through connection, and contained within the building;

(2) The drive-through shall be accessed from a secondary street, other street or through connection, and located on the portion of the infill block that is farthest away from the primary street.

3. *Ground Floor Residential Uses.* Where residential uses occur on the ground floor, vertical and horizontal separation is required to ensure privacy for building residents, and a high quality public realm. The minimum and maximum vertical and horizontal distance from the sidewalk is defined in LMC [16.24.070](#), Building and landscape frontage.

D. *Prohibited Uses.*

1. Uses with physical and operational requirements generating substantial:

a. Truck traffic;

b. Dust;

c. Glare;

d. Heat or vibration;

e. Noise; or

f. Odors.

2. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the core area, or will adversely impact the city's economic development strategies for this zone. These uses shall include, but are not limited to:

a. Activities entailing movement of heavy equipment on and off the site except during construction;

b. Auto or truck storage as a primary use;

c. Cemeteries and crematoria;

d. Machine shops;

e. Motor freight terminals;

f. Park and ride lots;

- g. Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills; and
- h. Stand-alone warehouse and distribution facilities.

16.24.040 General standards required for all development.

A. *Conflicts.* Development within the Woodland District must comply with the standards prescribed in this chapter, Woodland District, and the standards set forth by that document titled “The Pacific Northwest Architectural Style Guidelines and Design Character Elements.” These development standards are intended to implement policies in the adopted Woodland District Strategic Plan. In the event of a conflict between any provision of this chapter, Woodland District, and any other ordinances of the city of Lacey the provisions of this chapter shall prevail with the exception of ordinances whose standards are more restrictive.

B. *Master Plan Requirements.*

1. *Connectivity Master Plan.* Connectivity master plans are required for all development within the Woodland District, except lots or parcels exempt from connection spacing standards because of maximum block length requirements; refer to LMC [16.24.050](#), Streets, through connections and connection spacing.

Development proposals shall show conceptually how the development standards in LMC [16.24.050](#), Streets, through connections and connection spacing, shall be met in relationship to adjacent property and existing streets, through connections and other paths or trails.

Connectivity master plans shall refer to LMC [16.24.010](#), regulating plan, subdistricts and streets, and provide review material according to LMC [16.24.120\(A\)](#), (B) and (C), Submittal requirements.

In addition, the connectivity master plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

Connectivity master plans shall provide review material according to LMC [16.24.120](#), Submittal requirements. A summary of connectivity master plan eligibility is provided in Table 16.24.040-1.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

2. *Detailed Master Plan.* Detailed master plans are required for all development in the Master Plan Area where proposed improvements represent fifteen percent or more of the value of the assessed market improvement value of the existing structure with the permit value of the proposed improvement greater than \$20,000.00. For the purposes of determining code compliance, the value of proposed improvements will be based on the value of the building permit for those improvements.

Development proposals shall show conceptually how the development meets the development standards in the following sections:

- a. LMC [16.24.050](#), Streets, through connections and connection spacing;

- b. LMC [16.24.060](#), Building, form, siting and site design;
- c. LMC [16.24.070](#), Building and landscape frontage.

Detailed master plans shall refer to Figures 16.24.010-1, Regulating Plan, Subdistricts; 16.24.050-1, Regulating Plan, Street Types; and 16.24.060-1, Regulating Plan, Building Heights.

Detailed master plans shall provide review material according to LMC [16.24.120](#), Submittal requirements. A summary of detailed master plan eligibility is provided in Table 16.24.040-1.

Existing built streets shall be improved according to Table 16.24.040-2, Improvement Responsibilities, Section A.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

Master planned streets shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section C.

Table 16.24.040-1. Master Plan Eligibility Summary

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is exempt from connectivity standards in LMC 16.24.050 , Streets, through connections and connection spacing, due to minimum through block connection spacing.	Exempt	Exempt
Lot or parcel is (1) subject to the connectivity standards in LMC 16.24.050 , Streets, through connections and connection spacing, and (2) outside the Master Plan Area, as shown on Figure 16.24.010-1 , Regulating Plan, Subdistricts.	Must meet connectivity master plan requirements	Exempt
Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1 , Regulating Plan, Subdistricts, and (2) proposed improvements are less than 15% of the value of the underlying development as defined above or the permit value of the proposed improvement is less than \$20,000.00.	Must meet connectivity master plan requirements	Exempt

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1 , Regulating Plan, Subdistricts, and (2) proposed improvements represent 15% or more of the value of the underlying development as defined above with the permit value of the proposed improvement greater than \$20,000.00.	Must meet detailed master plan requirements	

C. *Adjustments.* There are three types of adjustments that may be granted by the director, as described below.

1. *Proportional Compliance Adjustments.* Proportional compliance adjustments apply to lots or parcels fronting on Pacific Avenue and lots or parcels within the Woodland Square Subdistrict and Pacific Subdistrict, as illustrated in Figure 16.24.010-1, Regulating Plan, Subdistricts, and Figure 16.24.050-1, Regulating Plan, Street Types.

Proportional compliance adjustments may be granted by the director to existing development where the value of proposed improvements falls below one of two thresholds. For the purposes of determining compliance, the value of proposed improvements shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit.

a. When the value of the proposed improvements is less than fifteen percent of the value of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is less than \$20,000.00, the applicant may secure a building permit for the proposed improvements without meeting any of the development standards in the LMC.

b. When the value of the proposed improvements is fifteen percent or greater, but less than seventy-five percent of the value of the existing development, the applicant must meet the development standards of the applicable building or landscape frontage type only. The applicable frontage type standards shall apply to the primary or secondary street-facing side of the block, site or infill block as set out in Table 16.24.050-2, Overview of Streets and Through Connection Types. The designated primary or secondary street-facing edge of the site (or block, or infill block) shall be designed and constructed according to LMC [16.24.070](#), Building and landscape frontage.

c. When the value of the proposed improvements is seventy-five percent or greater of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is \$5,000,000.00 or greater, the applicant must meet the development standards of the LMC for the new improvements and the existing building. This \$5,000,000.00 limitation shall be

increased on an annual basis in an amount equal to the increase in the Engineering News-Record Construction Cost Index from the previous year. Landscaping: The entire site shall meet the applicable development standards. Parking lot reconfiguration and expansion: The entire parking lot shall meet the applicable development standards. External facade modification: The full extent of all the facades shall meet the applicable development standards.

d. Expansion of building footprint: The new square footage associated with the building expansion is required to meet the applicable development standards.

2. *Development Standards Flexibility Adjustment.* Development standards flexibility adjustments may be granted to any development within the Woodland District, if the director finds that the adjusted development standard will perform as well as the development standard. Eligible development standards and the permitted degree of adjustment is noted in each development standards table.

3. *Site Plan Review Committee (SPRC) Adjustment.* Any development standards, which are not included in the development standards flexibility adjustment above, or which exceed the permitted degree of flexibility noted in the development standards tables, are eligible for review and approval through the site plan review committee (SPRC), according to LMC [16.24.090](#), Form-based code review.

D. *New and Existing Streets and Through Connections.* Development standards of this chapter are intended to establish a complete network of new and existing streets and through connections, which may take the form of local streets, multi-use paths or woonerfs. The location of new and existing streets and through connections and their required intersections are mapped in Figure 16.24.050-1, Regulating Plan, Street Types. Connection types permitted and maximum spacing of new and existing streets and through connections are established in Table 16.24.050-1, Connections and Connection Spacing. The required improvements for each street and through connection, including the sidewalk zones, are specified in Figures 16.24.050-2 through 16.24.050-9. When the property owner or developer is responsible for dedication of land and/or specific constructed improvements it is noted in Figures 16.24.050-2 through 16.24.050-9. Table 16.24.040-2 summarizes the improvements and the responsibility of each party, whether city or property owner/developer.

Table 16.24.040-2. Improvement Responsibilities

Summary of Requirements	Eligible Streets
A. Existing Built Streets. Existing streets are required to meet requirements for sidewalk improvements, street lights, street furnishings, and trees, according to Table 16.24.050-1 , Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9 , street types and sidewalk improvements. Improvements and, where noted in the development standards, dedication of land	3rd Avenue SE
	6th Avenue SE
	7th Avenue SE
	Pacific Avenue SE

Summary of Requirements	Eligible Streets
are the responsibility of the property owner/development applicant.	Sleater Kinney Road SE
	College Street SE
B. Future Streets and Through Connections. Right-of-way is dedicated by property owner/development applicant. The city constructs the street to city standards as established by Tables 16.24.050-1 and 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types. An interim bike-pedestrian trail may be required on the dedicated right-of-way, prior to completion of the street improvements. Any interim bike or pedestrian trail shall be designed and constructed in compliance with through connection development standards in Figure 16.24.050-8 and Table 16.24.050-9, and shall meet, at a minimum, the development standards and minimum requirements (set out in Figure 16.24.050-8, Through Connection, Minimum Requirements, and Table 16.24.050-9, Through Block Connection, Minimum Requirements and Optional Components).	Unbuilt 4th Avenue SE
	Unbuilt segment of Golf Club Road SE
	Unbuilt segment of 10th Avenue SE
	All through connections and other streets outside of the Master Plan Subdistrict
C. Master Planned Streets. Master planned streets shall be located and constructed according to an approved master plan that meets the requirements of a connectivity master plan or a detailed master plan, as applicable. The property owner or developer is responsible for all required street or through connection improvements, according to Tables 16.24.050-1 and 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9 , street types and sidewalk improvements.	All other streets and through connections within the Master Plan Subdistrict

E. *Environmental Performance.*

1. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the director and/or site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

2. Failure of the director and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with Chapter [16.57](#) LMC, Environmental Performance Standards.
3. Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Table 16.24.040-3. District Wide Development Standards

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
Stormwater	All projects shall meet the current City of Lacey Stormwater Design Manual. A construction stormwater pollution prevention plan (SWPPP) short form is required for development projects with less than 2,000 square feet of new plus replaced hard surfaces. Development projects with 2,000 square feet or more of new plus replaced hard surfaces require a full SWPPP and the retention of stormwater on site. Development projects with 5,000 square feet or more of new plus replaced hard surfaces also require water quality treatment. Properties that currently discharge or are designed to discharge to regional facilities may continue to do so, provided there is capacity in the existing facility. If a regional facility does not meet current water quality treatment standards then on-site treatment will be required.		
Landscaping	Site landscaping shall comply with the requirements of Chapter 16.80 LMC except for frontage landscaping otherwise regulated by this chapter.		
Tree Preservation	Tree protection professional report required. A qualified professional forester shall review the site and provide a report analyzing the site for tree protection consistent with the requirements of this chapter. The report shall provide information important to urban forest management and options for consideration when developing preliminary designs. The report shall suggest options for design to best achieve the purposes of the Urban Forest Management Plan and this chapter. The report shall include but shall not be limited to:		

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	a. An analysis of technical information requested by the review body related to trees and forest practices;		
	b. Analysis of what portion of the site is best for designation of the tree tract if required, considering the intent of this chapter, soil type, topography, tree species, health of trees and reasonable project design limitations;		
	c. Recommendations for saving of individual tree specimens based upon the intent of this chapter, soil type, topography, tree species, health of trees, and reasonable project design limitations;		
	d. A plan for protection of trees to be saved during construction including placement of construction fences, monitoring of construction activity and other measures necessary to ensure adequate tree protection;		
	e. Consideration of the location of roads, other infrastructure, and buildings and potential options for alternative locations, if applicable, to best satisfy the purposes of the Urban Forest Management Plan;		
	f. A timeline for tree protection activity; and		
	g. The final tree protection plan should be prepared on the site grading plan. All tree protection fences, trees to be saved, and trees to be removed should also be shown on the site demolition plan. Necessary save tree pruning and selective thinning within tree tracts shall be detailed and trees marked as such. The tree protection plan and demolition plan should be part of the submittal to the city of Lacey and shall be approved by the tree protection professional. The tree protection plan shall be part of the contractor bid package and a copy of the tree protection plan shall be available to the contractors on site at all times during logging, clearing, and construction. Development standards may be adjusted on a case-by-case basis to protect priority trees:		

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	Priority tree types: Trees to be protected must be healthy, wind firm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority:		
	1. Historical trees. Trees designated as historical trees under LMC 14.32.072 .		
	2. Specimen trees. Unusual, rare, or high quality trees.		
	3. Critical area buffer. Trees located adjacent to critical area buffers.		
	4. Significant wildlife habitat. Trees located within or buffering significant wildlife habitat.		
	5. Other high quality individual trees or groves of trees.		

16.24.050 Streets, through connections and connection spacing.

Figure 16.24.050-1. Regulating Plan, Street Types

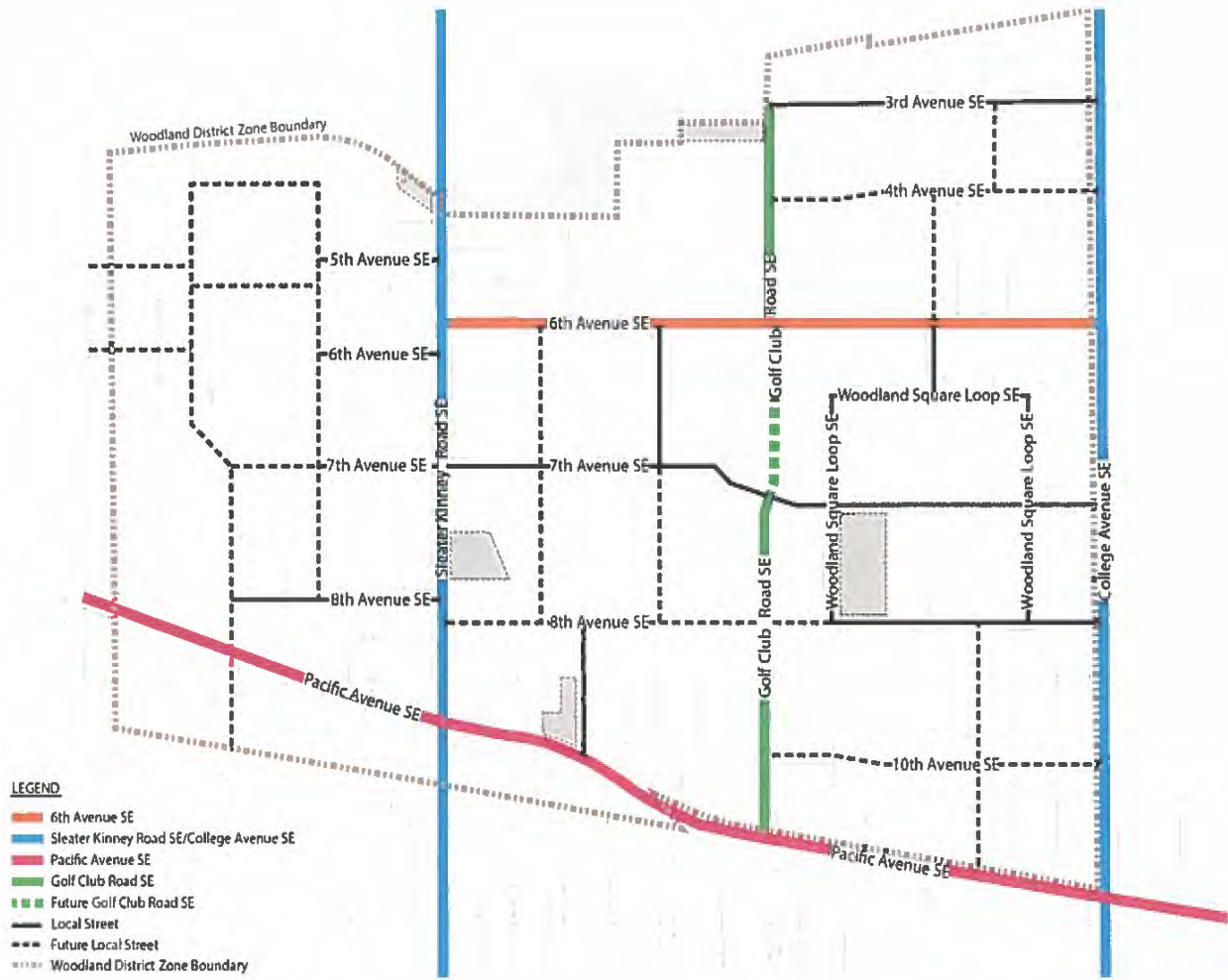


Table 16.24.050-1. Connections and Connection Spacing

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
A. Maximum Block Length	Auto: 450 feet (1) Pedestrian: 330 feet	Auto: 450 feet (3) Pedestrian: 330 feet Properties South of Pacific Avenue: Auto: NA Pedestrian: 100 feet	Auto: 450 feet Pedestrian: 330 feet

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
B. Maximum Block Perimeter	Auto: 1,800 feet (1) Pedestrian: 1,320 feet	Auto: 1,800 feet (2) Pedestrian: 1,320 feet South of Pacific Avenue, NA	Auto: 1,800 feet (1) Pedestrian: 1,320 feet
C. Additional Through-Block Connections	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet
D. Vehicular Entrances	Driveways permitted except where noted	Driveways permitted except where noted	Driveways permitted except where noted
	Min. 40 feet separation from intersection	Min. 40 feet separation from intersection	Min. 40 feet separation from intersection
	Max. avg. 1 driveway per 100 feet of block frontage	Max. avg. 1 driveway per 100 feet of block frontage	Max. avg. 1 driveway per 100 feet of block frontage
	Maximum width: 24 feet	Maximum width: 24 feet (3)	Maximum width: 24 feet
E. Connection Hierarchy and Primary Frontage	If one of the designated streets or through connections bounding an infill block is a primary street, the primary street frontage of the infill block or lot shall be the primary street. If none of the designated streets or through connections is a primary street, the primary frontage shall be the secondary street. (4)		

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
F. Through Block Connection Types Permitted	F--Through Block Connection	F--Through Block Connection	F--Through Block Connection

(1) Adjustable by five percent.

(2) Adjustable by ten percent.

(3) Adjustable by twenty percent.

(4) Proportional compliance adjustment: for properties south of Pacific Avenue the through connection of the driveway access and drive aisle may be exempt from frontage requirements.

Table 16.24.050-2. Overview of Streets and through Connection Types

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
A. Frontage	Primary	Primary	Primary	Secondary	Secondary	Secondary
B. Type	Collector/ commercial	Collector/ commercial	Arterial	Arterial	Local streets	Local street or path
C. Aesthetic Character/Identity	Mixed-use main street	Urban residential main street	Varies	Woodland District gateways	Varies	Varies
D. Building and Landscape Frontage Types Permitted	Linear Forecourt Low wall and trellis Urban wall or fence	Linear Forecourt Porch- stoop- terrace Low wall and trellis	Linear Forecourt Porch- stoop- terrace Landscape building	Linear Forecourt Porch- stoop- terrace Landscape building	Linear Forecourt Porch- stoop- terrace Landscape building	Linear Forecourt Porch- stoop- terrace Landscape building

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
		Urban wall or fence	Low wall and trellis Urban wall or fence Landscape setback	Low wall and trellis Urban wall or fence Landscape setback	Low wall and trellis Urban wall or fence Landscape setback	Low wall and trellis Urban wall or fence Landscape setback
E. Role in the Network	District connector	District connector	Regional connector	Regional connector	Bike, pedestrian, local vehicular connectivity	Bike, pedestrian, local vehicular connectivity
F. Design Speed	25 mph	Under 20 mph	25 mph	25 mph	Under 20 mph	Under 20 mph
G. Right-of-Way or Easement Width	81 to 87 feet	60 to 64 feet	90 to 96 feet	Varies	Varies	Varies
H. Location of Build- To Line	At front property line	At front property line	5 feet back from property line	At front property line	At front property line	NA
I. Curb-to-Curb Width	42 feet	36 feet	62 to 68 feet	Varies	Varies	Varies
J. Travel Lanes (number)	2	2	4	4	2	Optional
K. Travel Lane Width	11 feet	10 feet	12 feet	Varies	9.5 feet for local streets 6 to 8 feet for queuing streets	10 feet (maximum)

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
L. Center Turn Lane Width	14 feet	NA	14 feet	Varies	Varies	NA
M. Parking Lane Width	8 feet	8 feet	NA	NA	NA	8--30 feet (optional; head-in, diagonal, parallel, or combination permitted)
N. Bike Facilities	Shared	Shared	None (Woodland Trail)	NA	NA	Shared street or shared-use path
O. Sidewalk Width	14 to 20 feet	12 to 14 feet	14 feet	Varies	Varies	5 feet (minimum) each side, or 10 feet (minimum) one side, or 10 feet minimum (no travel lane)
P. Planter Strip Width	Varies	Varies	Varies	Varies	Varies	6 feet (minimum)
Q. Planted Median Width	14 feet	NA	14 to 20 feet	NA	NA	NA

FIGURES 16.24.050-2 THROUGH 9, STREET AND THROUGH CONNECTION TYPES

Figure 16.24.050-2. 6th Avenue

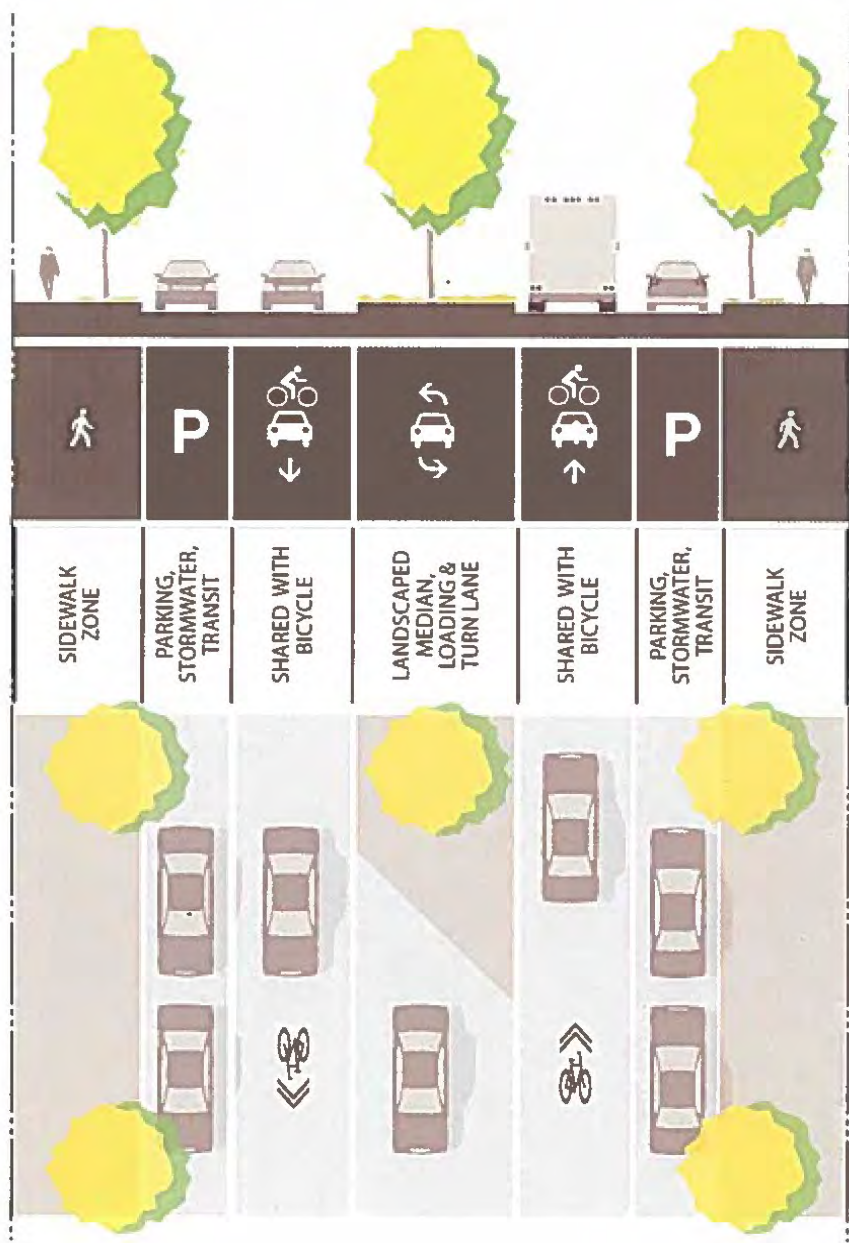


Table 16.24.050-3. 6th Avenue

6th Ave	
Right-of-Way or Easement Width	81 to 87 feet
Location of Build-to Line	At front property line

6th Ave	
Curb-to-Curb Width	42 feet
Travel Lanes (number)	2
Travel Lane Width	11 feet
Center Turn Lane Width	14 feet
Parking Lane Width	8.5 feet
Bike Facilities	Shared
Sidewalk Width	14 to 20 feet
Planter Strip Width	Varies
Planted Median Width	14 feet

Figure 16.24.050-3. 6TH AVENUE SIDEWALK IMPROVEMENTS

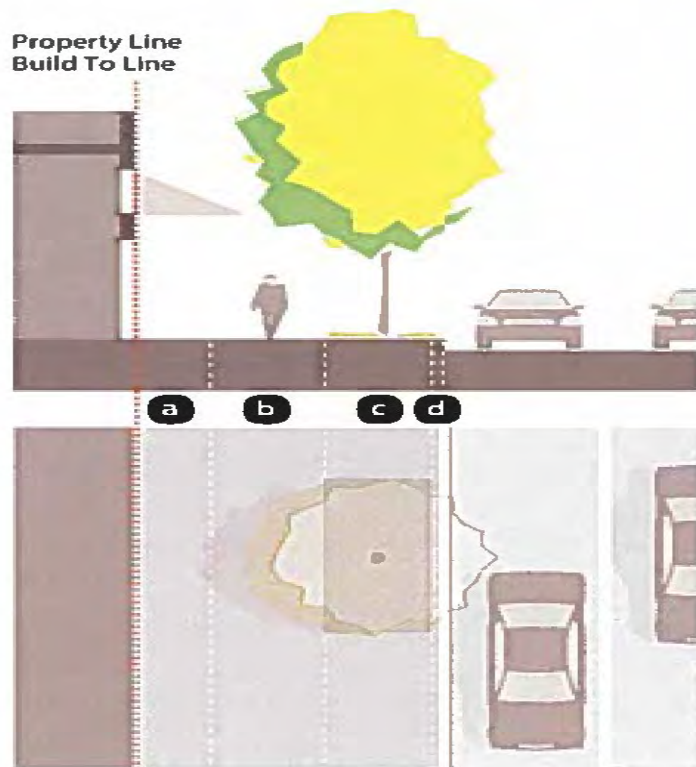


Table 16.24.050-4. 6th Avenue Sidewalk Improvements

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Frontage Zone	1.5 feet	Concrete sidewalk

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Pedestrian Through Zone	6.0 feet	Concrete sidewalk

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Street Furnishings Zone	4.0 feet	Concrete sidewalk, street trees, tree grates

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

Figure 16.24.050-4. Golf Club Road

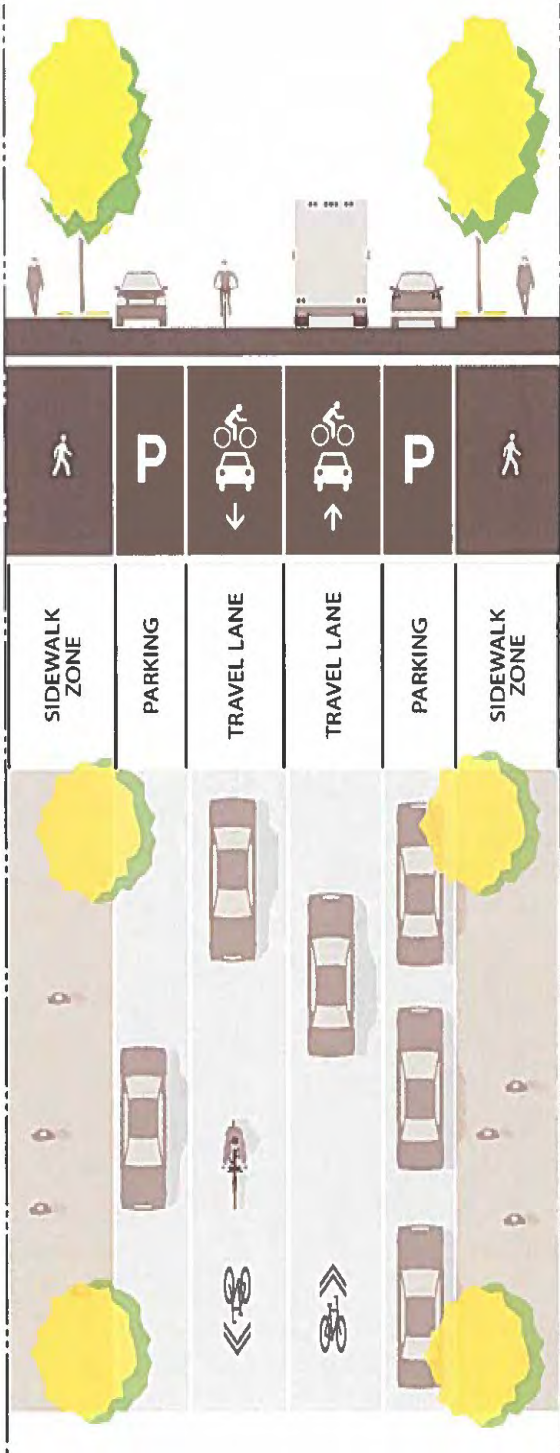


Table 16.24.050-5. Golf Club Road

Golf Club Road	
Right-of-Way or Easement Width	60 to 64 feet ¹
Location of Build-to Line	At front property line
Curb-to-Curb Width	36 feet
Travel Lanes (number)	2
Travel Lane Width	10 feet
Center Turn Lane Width	NA
Parking Lane Width	8 feet
Bike Facilities	Shared
Sidewalk Width	12 to 14 feet
Planter Strip Width	Varies
Planted Median Width	NA

1 Golf Club Road Extension. Between 6th Avenue and 7th Avenue, applicant shall, upon development approval, dedicate land for the right-of-way and construct interim improvements according to through block connections development standards. City is responsible for ultimate improvements according to the Golf Club development standards.

Figure 16.24.050-5. Golf Club Road Sidewalk Improvements

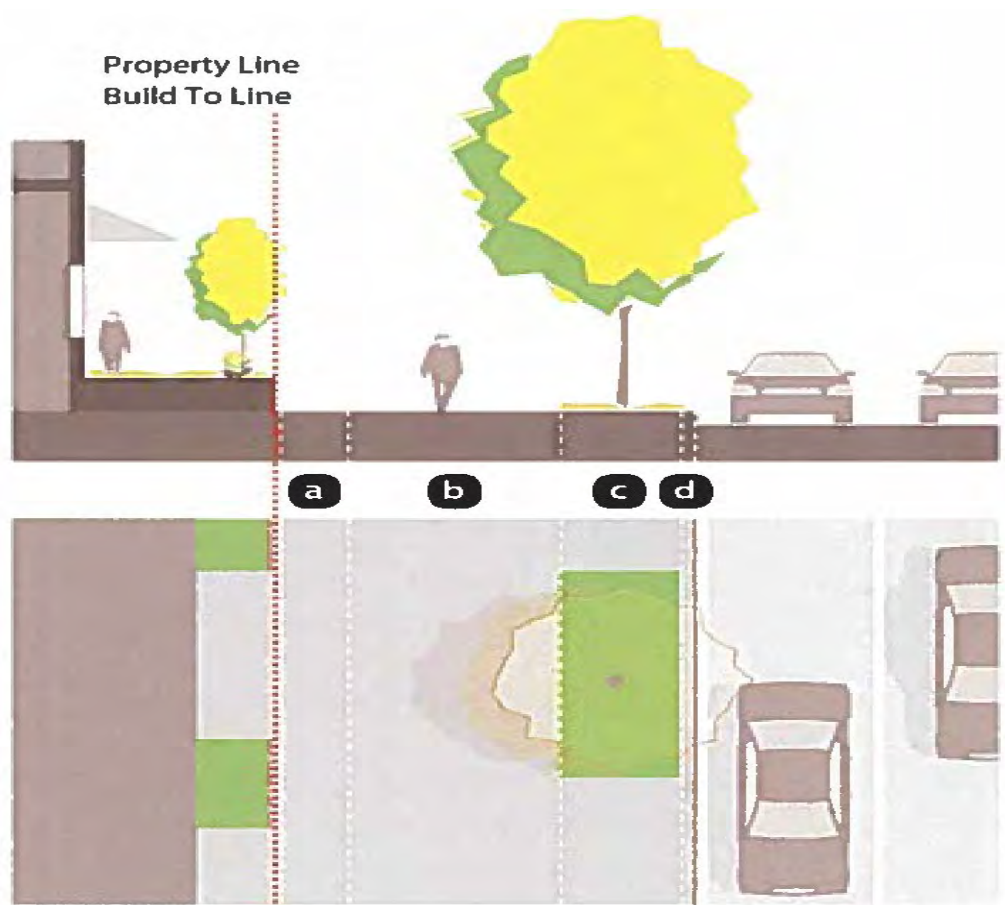
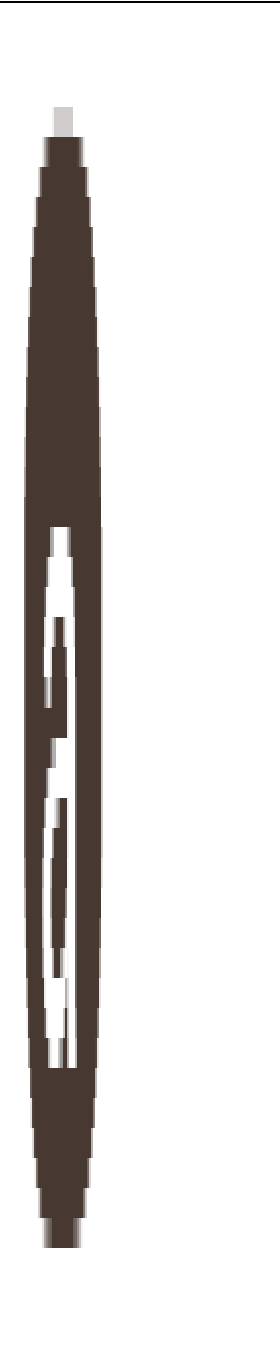


Table 16.24.050-6. Golf Club Road Sidewalk Improvements

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Frontage Zone	1.5 feet	Concrete sidewalk

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Pedestrian Through Zone	6.0 feet	Concrete sidewalk

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Street Furnishings Zone	4.0 feet	Street trees

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

Figure 16.24.050-6. Pacific Avenue

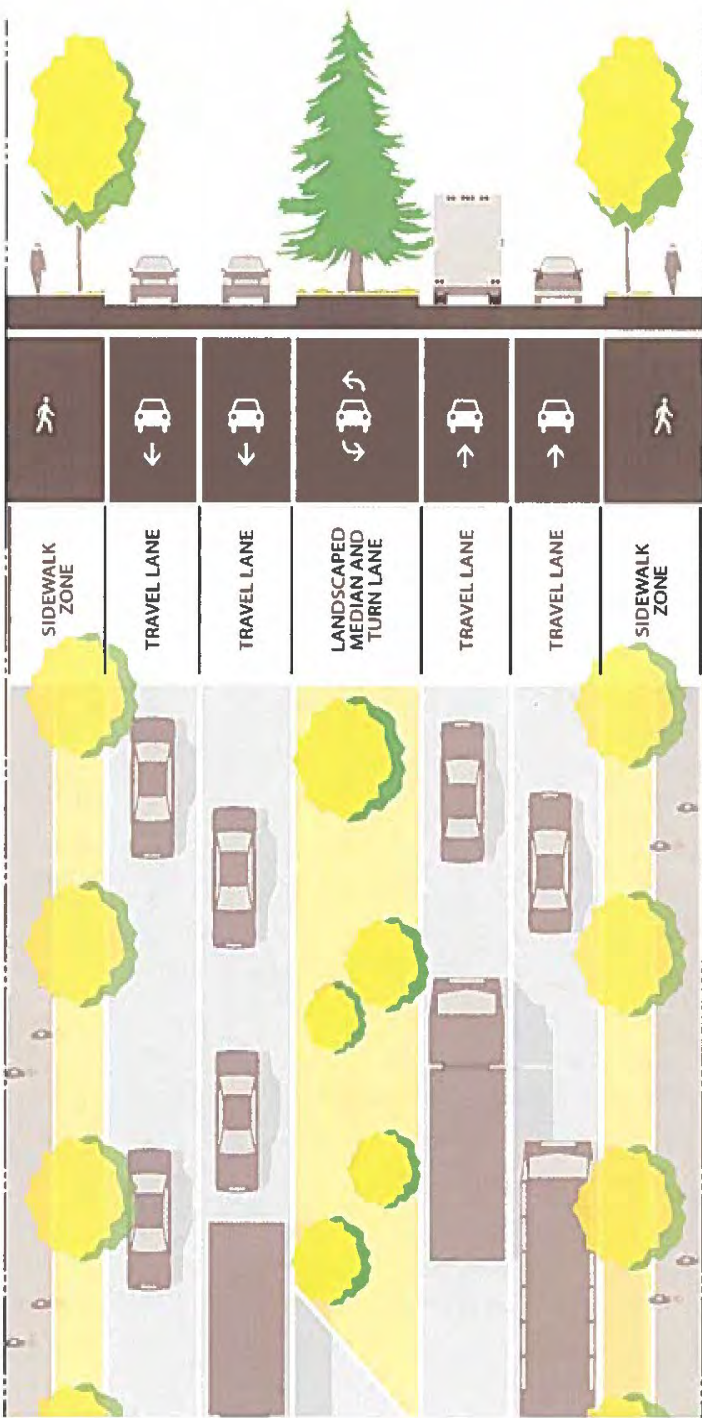


Table 16.24.050-7. Pacific Avenue

Pacific Avenue	
Right-of-Way or Easement Width	90 to 96 feet ¹
Location of Build-to Line	5 feet back from property line
Curb-to-Curb Width	62 to 68 feet
Travel Lanes (number)	4
Travel Lane Width	12 feet
Center Turn Lane Width	14 feet
Parking Lane Width	NA
Bike Facilities	None
Sidewalk Width	14 feet
Planter Strip Width	Varies
Planted Median Width	14 to 20 feet ¹

1 Where right-of-way constraints do not permit a center turn lane, the planted median width requirements do not apply.

Figure 16.24.050-7. Pacific Avenue Sidewalk Improvements

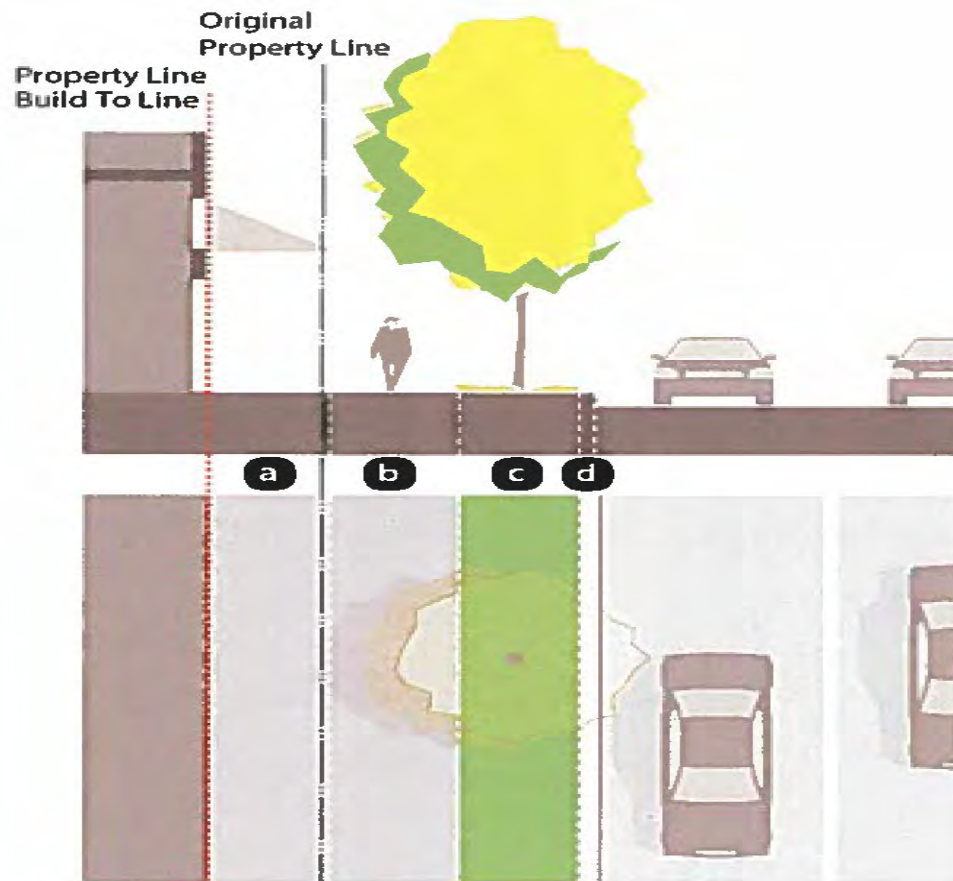


Table 16.24.050-8. Pacific Avenue Sidewalk Improvements

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Frontage Zone	5.0 feet	Concrete sidewalk

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Pedestrian Through Zone	5.0 feet	Concrete sidewalk

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Street Furnishings Zone	4.0 feet	Street trees, ground cover

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

Figure 16.24.050-8. Through Connection, Minimum Requirements



Figure 16.24.050-9. Through Connection, Optional Components

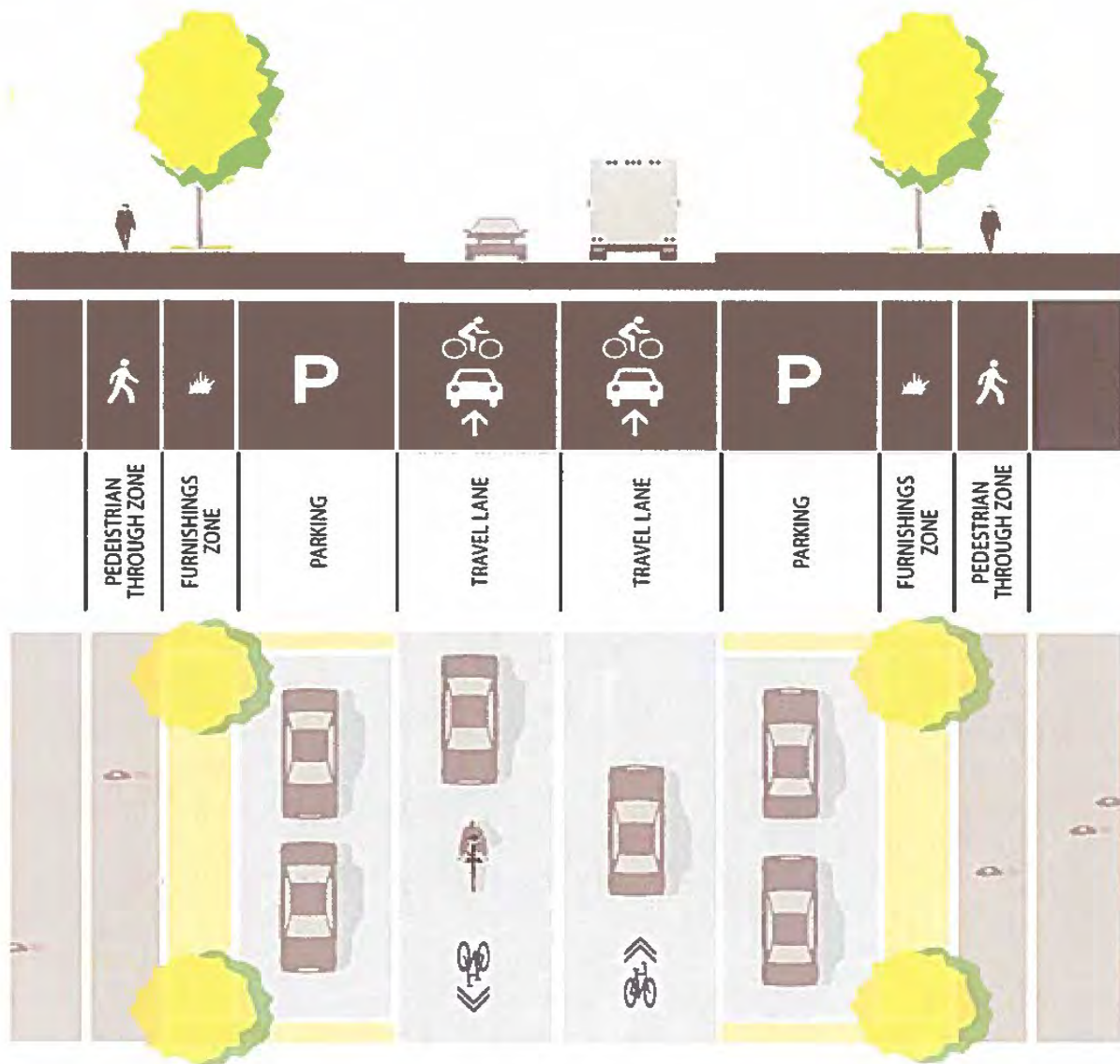


Table 16.24.050-9. Through Block Connection, Minimum Requirements and Optional Components

Through Block Connection		
	Development Standards, Minimum Requirements	Development Standards, Optional Components
Right-of-Way or Easement Width	22 feet, minimum	Varies
Travel Lanes (number)	NA	2, maximum

Through Block Connection		
	Development Standards, Minimum Requirements	Development Standards, Optional Components
Travel Lane Width	NA	10 feet, maximum
Center Turn Lane Width	NA	NA
Parking Lane Width	NA	8 feet, maximum, for parallel parking
		30 feet, maximum, for head-in parking
Bike Facilities	Shared	Shared or dedicated
Sidewalk or Path Width	10 feet, minimum	10 feet, minimum
		5 feet, minimum, if on each side of a planter strip
Planter Strip Width	6 feet, minimum, each side of sidewalk or path	6 feet, minimum, on each side of sidewalk or path, or
		12 feet, minimum, one side of sidewalk or path, or
		12 feet, minimum, if between sidewalks or paths
Planted Median Width	NA	

16.24.060 Building, form, siting and site design.

Figure 16.24.060-1. Regulating Plan, Building Heights

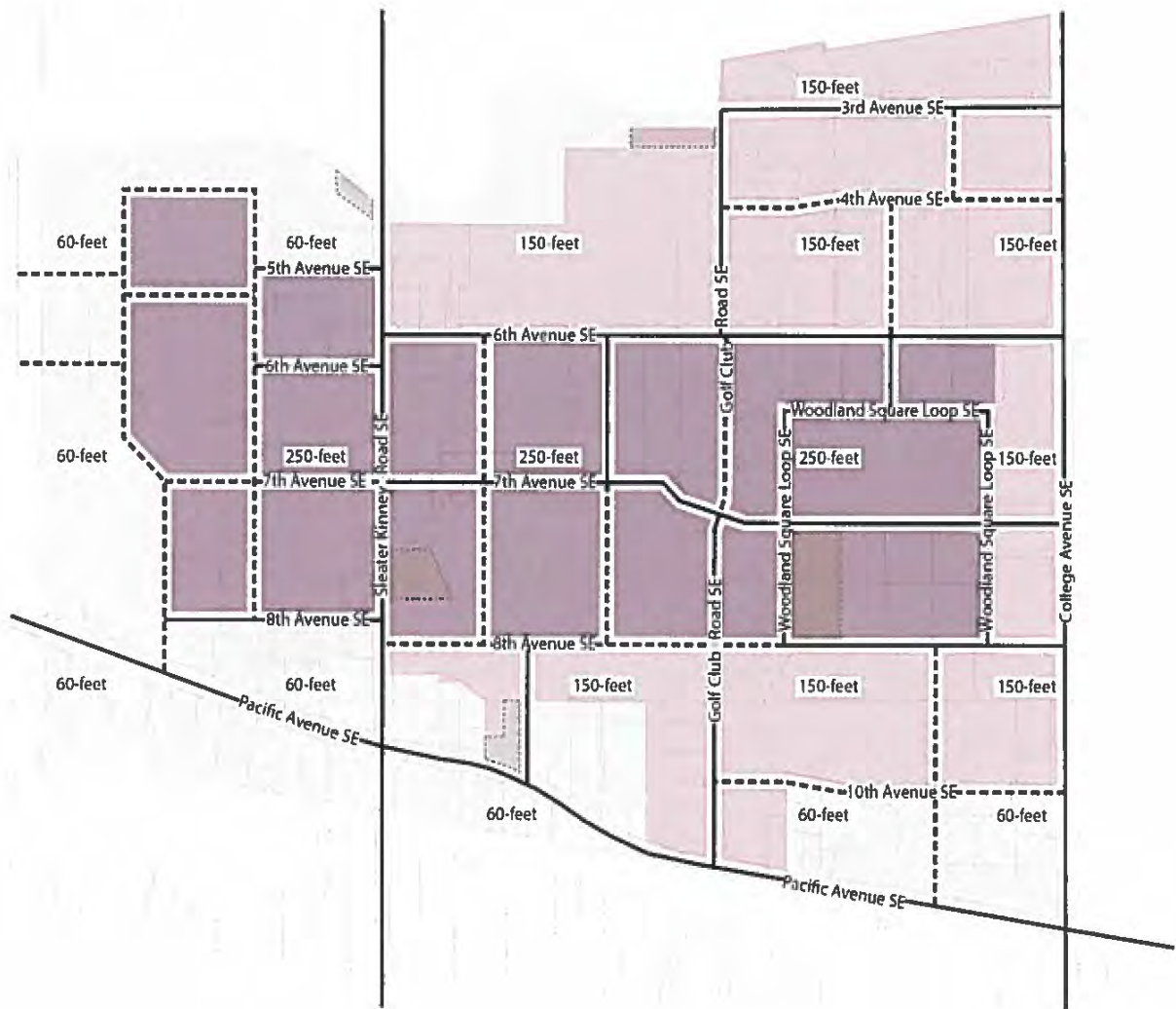


Table 16.24.060-1. Building Form, Siting and Massing Standards

	Woodland Square	Pacific Avenue	Master Plan Area
Applicability	Areas bounded by designated street types (6th Avenue, Golf Club Road, Pacific Avenue), secondary streets or through connections shall be designated as an infill block, lot or parcel and subject to the development standards for building form, siting and massing.		
Frontage Hierarchy	The primary street facing frontage is the edge of the lot, parcel or infill block adjacent to the primary street, except where no primary street exists, then the primary street facing frontage is defined as the edge adjacent to the secondary street.		

	Woodland Square	Pacific Avenue	Master Plan Area
	Other edges of a lot, parcel or infill block that abut an other street or a through connection must meet development standards for secondary streets.		
	Any edges of a lot, parcel or infill block that do not abut a street type or through connection shall meet development standards for side and rear yards as applicable.		
Primary and Secondary Street Facing Frontage	See Building and Landscape Frontage Types for applicable dimensions.	See Building and Landscape Frontage Types for applicable dimensions.	See Building and Landscape Frontage Types for applicable dimensions.
Side Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet (1)	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet
Rear Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet (1)	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet
Minimum Building or Podium Height	Min. 30 feet	Min. 20 feet	Min. 30 feet
Maximum Podium Height	Max. 55 feet		
Tower Step Back at Top of Podium	Min. 10 feet		
	Min.15 feet on lots adjacent to Golf Club Road		

	Woodland Square	Pacific Avenue	Master Plan Area
	On through block connections:10 feet minimum		
	Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet		
	For forecourt frontage type: Tower setback shall match forecourt maximum depth where tower abuts the forecourt		
	For porch-stoop-terrace frontage type: Tower step back shall match threshold maximum depth		
Podium Setback from Build-To Line	Max. 15 feet		
	Min. 10 feet	Max. 15 feet	
	On 6th Avenue, permitted setback is 0 feet	Min. 10 feet	
Tower Location	Tower spacing: Min. 65 feet between towers		
	See Building and Landscape Frontage Types for additional applicable dimensions.		
Maximum Building Height	See Regulating Plan, Building Heights for applicable dimensions.		
Maximum Tower Floor Plate	Residential: 12,000 square feet		
	Commercial: 35,000 square feet		
Parking Structure	When a parking structure faces a primary street, it shall meet the	When a parking structure faces a primary street, it shall meet the	When a parking structure faces a primary street, it shall meet the

	Woodland Square	Pacific Avenue	Master Plan Area
	requirements of one of the permitted frontage types for the height of the podium	requirements of one of the permitted frontage types for the height of the podium	requirements of one of the permitted frontage types for the height of the podium
	Front setback, primary street: Same as for frontage type	Front setback, primary street: Same as for frontage type	Front setback, primary street: Same as for frontage type
	When a parking structure faces a secondary street, it shall meet the requirements of one of the permitted building frontage types for the height of the ground floor	When a parking structure faces a secondary street, it shall meet the requirements of one of the permitted building frontage types for the height of the ground floor	When a parking structure faces a secondary street, it shall meet the requirements of one of the permitted building frontage types for the height of the ground floor
	Front setback, secondary street: 10 feet maximum	Front setback, secondary street: 10 feet maximum	Front setback, secondary street: 10 feet maximum
	Setback, side: Min. 20 feet	Setback, side: Min. 20 feet	Setback, side: Min. 20 feet
	Setback, rear: Min. 20 feet	Setback, rear: Min. 20 feet	Setback, rear: Min. 20 feet

1 Proportional compliance adjustment: 20 percent.

Height Options for Small Footprint Buildings. New buildings under seven thousand five hundred square feet in footprint area may satisfy the minimum height requirements through one of the options described in Table 16.24.060-2 and Figure 16.24.060-2.

Existing buildings which are eligible for proportional compliance adjustments as described in LMC [16.24.040\(C\)\(1\)\(b\)](#) may satisfy the minimum height requirements through one of the options described in Table 16.24.060-2 and Figure 16.24.060-2.

Figure 16.24.060-2. Height Options for Small Footprint Buildings

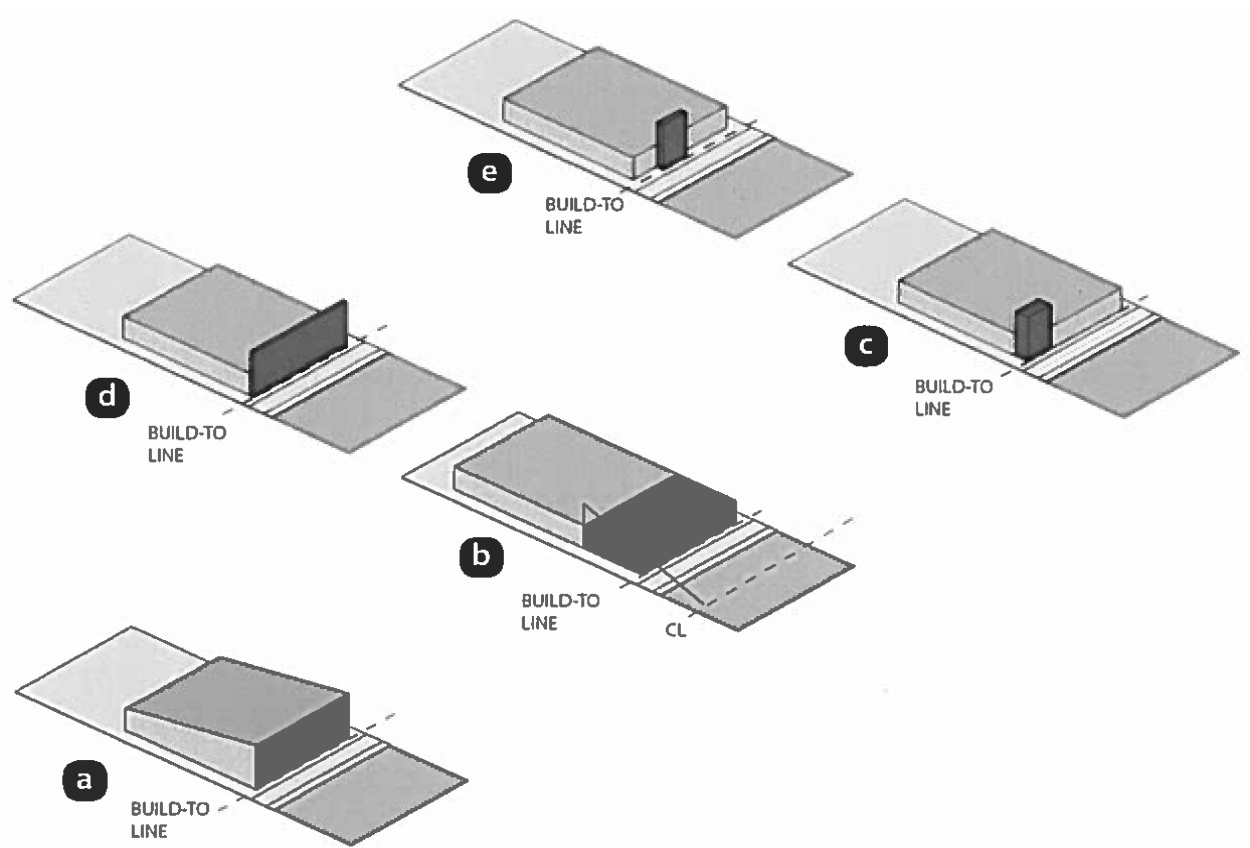


Table 16.24.060-2. Height Options for Small Footprint Buildings

	Height Option	Development Standards	Location
	Reverse shed	Provide a front facade wall that is 30 feet tall along the entire length of the building, and slope the roof down toward the rear of the building. The high front edge of the shed roof may extend beyond the front facade, to provide weather protection and/or a covered entry.	Development standards apply to the facade of the new or existing building which faces the primary frontage. "Primary frontage" is defined in Table 16.24-050-1, Section E.
	Equivalent Height	For new buildings: Measure an angle from the centerline of the primary street (or through connection) to a point 30 feet above the maximum permitted setback. The	

	Height Option	Development Standards	Location
	Facade Extension	front facade of the building may be as high as any point along the line of the angle between the maximum and minimum setback.	
		For existing buildings: Measure an angle from the centerline of the primary street (or through connection) to a point 30 feet above the existing building wall. The front facade of the building may be as high as any point along the line of the angle between the existing building facade location and the minimum setback.	

	Height Option	Development Standards	Location
	Cupola	Provide a 30-foot-tall portion of the building for a minimum of 25% of the length of the front facade. It shall include the front facade wall and extend a minimum of 10 feet behind the front wall.	

	Height Option	Development Standards	Location
	False front	Provide a front facade wall that is 30 feet tall along the entire length of the building.	

	Height Option	Development Standards	Location
	Prominent entry	Provide an attached entry that is 30 feet tall, and extends for a minimum of 25% of the length of the front facade, and extends into the front setback.	

Table 16.24.060-3. Site Design and Landscape Standards

	Woodland Square	Pacific Avenue	Master Plan Area
SITE DESIGN AND LANDSCAPE			
Applicability	Areas bounded by designated street types (6th Avenue, Golf Club Road, Pacific Avenue), secondary streets or through connections shall be designated as an infill block, lot or parcel and subject to the development standards for site design and landscaping.		
Surface Parking	Not permitted adjacent to a primary street		Not permitted adjacent to a primary street
	When surface parking is located adjacent to a secondary street, it shall meet the requirements of one of the permitted landscape frontage types	When surface parking is located adjacent to a primary and/or secondary street, it shall meet the requirements of one of the permitted landscape frontage types	When surface parking is located adjacent to a secondary street, it shall meet the requirements of one of the permitted landscape frontage types
	Front setback, secondary street: Min. 10 feet	Front setback, secondary street: Min. 10 feet	Front setback, secondary street: Min. 10 feet
	Setback, side: Min. 10 feet	Setback, side: Min. 10 feet	Setback, side: Min. 10 feet
	Setback, rear: Min. 10 feet	Setback, rear: Min. 10 feet	Setback, rear: Min. 10 feet
Side Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet

	Woodland Square	Pacific Avenue	Master Plan Area
SITE DESIGN AND LANDSCAPE			
Rear Yard Setback	Residential: Min. 20 feet	Residential: Min. 20 feet	Residential: Min. 20 feet
	Commercial: Min. 0 feet	Commercial: Min. 0 feet	Commercial: Min. 0 feet

16.24.070 Building and landscape frontage.

A. *Overview of Building and Landscape Frontage Types.* Refer to the Regulating Plan and the development standards tables to determine which building and landscape frontage types are permitted along each street. Each street-facing build-to line shall comply with the development standards listed under the applicable building and landscape frontage type.

1. *Linear Building Frontage.* A linear building frontage, as set out in Figure 16.24.070-1, is characterized by a facade that is built up to the build-to line. The building entrance is at sidewalk grade, except where there are ground floor residential uses. Linear building frontages have substantial glazing on the ground floor, and often provide awnings or canopies cantilevered over the sidewalk. Building entries must either provide a canopy or awning and/or be recessed behind the front building facade.

2. *Forecourt Building Frontage.* A forecourt building frontage, as set out in Figure 16.24.070-2, may be created by recessing a portion of the facade for a portion of the building frontage. The forecourt building frontage should be used in conjunction with the linear building frontage. A forecourt building frontage is suitable for commercial or residential uses. A forecourt building frontage may be suitable for gardens and/or outdoor seating.

3. *Porch/Stoop/Terrace Building Frontage.* The porch-stoop-terrace building frontage, as set out in Figure 16.24.070-3, is characterized by a facade which is set behind the build-to line and a building entry threshold, such as a porch or terrace, set between the building and the build-to line. The threshold may be elevated above or sunken below grade. The building entry is accessed from this threshold. Landscaping may be provided in the setback area between the building and the sidewalk. A porch-stoop-terrace building frontage is suitable for residential uses and service commercial or office uses.

4. *Landscape Building Frontage.* A landscape building frontage, as set out in Figure 16.24.070-4, is set back from the build-to line by a wide landscaped strip between the building and the sidewalk. This frontage type is appropriate along streets where the existing streetscape may not be conducive to pedestrian-oriented ground floor retail or residential uses, such as where there is no on-street parking or

where streets are very wide. Ground floor entries must still be provided along and connected to the sidewalk.

5. *Low Wall and Trellis Landscape Frontage.* As set out in Figure 16.24.070-5, build-to lines not occupied by buildings, driveways, or pedestrian paths must be screened with a low masonry or concrete wall and overhanging trellis structure.

6. *Urban Wall or Fence Landscape Frontage.* As set out in Figure 16.24.070-6, build-to lines not occupied by buildings, driveways, or pedestrian paths must be screened with an open framework wall or fence of either metal, wood, masonry, or a combination.

7. *Landscape Setback Frontage.* As set out in Figure 16.24.070-7, build-to lines not occupied by buildings, driveways, or pedestrian paths must be set back behind a planted landscape area consisting of trees, shrubs, and groundcover plants.

B. *General Building and Landscape Frontage Standards.*

1. *Applicability.* The applicable street types or subdistricts are stated at the top of each column. Development on any site adjacent to 6th Avenue, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the relevant column. Development on any site not adjacent to 6th Avenue, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the Urban District, Master Plan District or Pacific Avenue District columns, as applicable.

2. *Soil Amendment.* All disturbed areas shall be replanted with native and drought-tolerant vegetation and shall meet soil amendment requirements in the current City of Lacey Stormwater Design Manual.

3. *Build-to Line.*

a. “Build-to line” means the line up to which buildings or landscaping must be constructed. The build-to line may not be the same as the front lot line; see Table 16.24.050-2.

4. *Frontage.*

a. “Frontage” shall be defined as the linear distance between centerlines of the perpendicular secondary street, other street or through connection, if measuring along a primary street.

b. If on a secondary street, “frontage” shall be defined as the linear distance between centerlines of the perpendicular other street or through connection.

c. All other frontage shall be defined as the linear distance between centerlines of the perpendicular primary street, secondary street, other street or through connection.

d. Where frontage occurs on a curved segment of a street, frontage shall be defined as the linear dimension of the chord.

5. *Frontage Requirements.*

- a. *Minimum Building Frontage along Street-Facing Build-to Line.* All private and public street- or path-facing build-to lines not occupied by buildings or driveways are required to provide building or landscape frontage between the sidewalk and the remainder of the site.
 - b. *Primary Street Frontage.* The primary street frontage shall be defined as the portion of the building facing the street (or the higher order street if on a corner). The front facade of the building shall be built to the primary street frontage build-to line.
 - c. *Secondary Street Frontage.* The secondary street frontage shall be defined as the portion of the building facing the lower order street, if on a corner. The front facade of the building shall be built to the secondary street frontage build-to line for a minimum of one hundred feet from the corner or the lot width, whichever is shorter. The building and landscape frontage standards of this section shall apply to the portion of the building that occupies the build-to line for one hundred feet from the corner or the lot width, whichever is shorter.
6. *Ground Floor Height Measurement.* If a minimum ground floor height is required, with a specific minimum floor to ceiling measurement, the ceiling shall be considered as the bottom of joists, rafters or supporting structure of the roof or floor structural system above; the floor shall be considered as the highest point of any flooring system. The ceiling does not include any non-structural ceiling surface materials such as suspended acoustical tile. Projections such as pendant lighting, exposed mechanical ducting, exposed electrical or communication raceways, or the bottom chord of structural trusses may extend below the ceiling and shall not be included in the floor to ceiling measurement.

Figure 16.24.070-1. Building and Landscaping Frontage Type 1--Linear

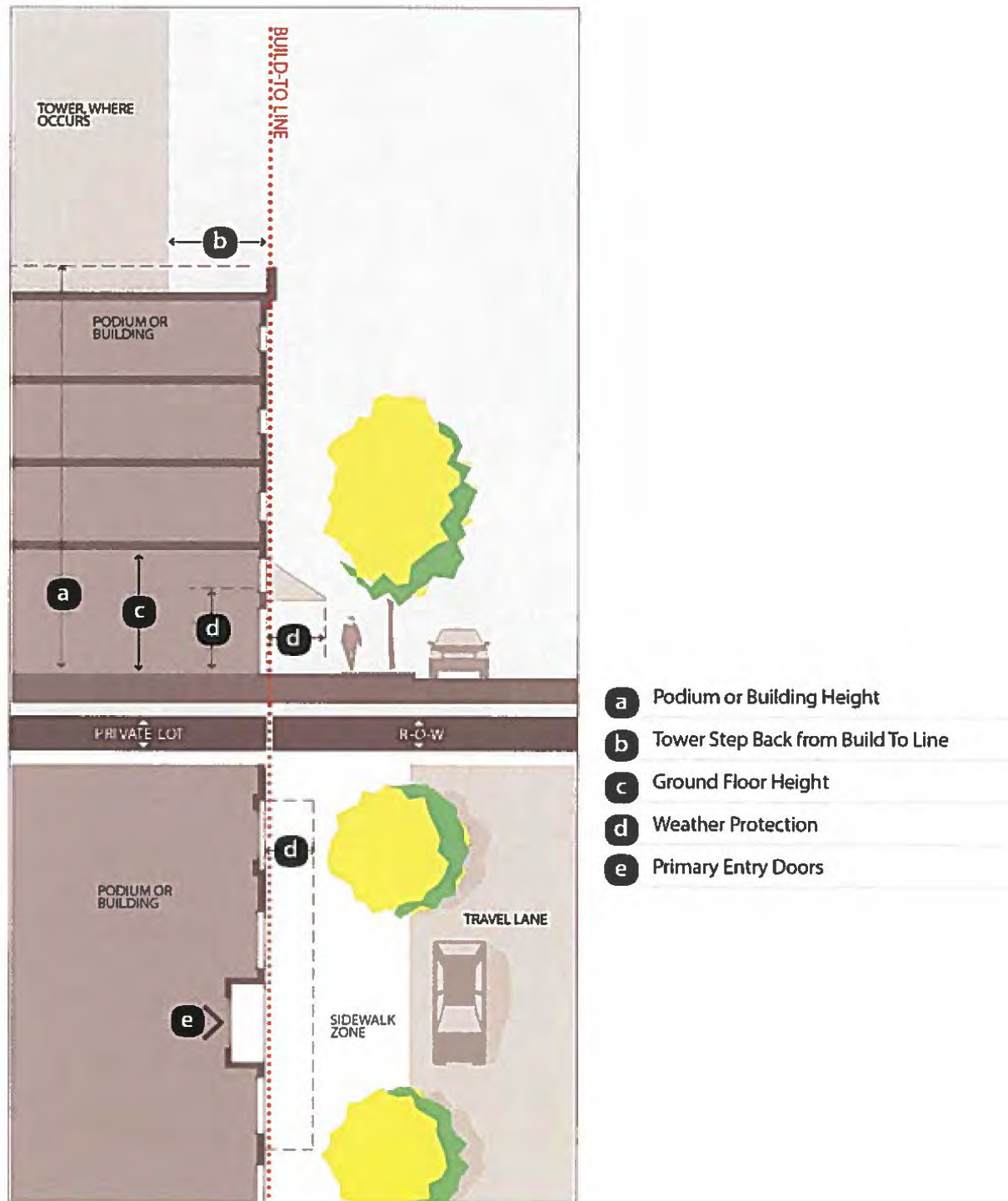


Table 16.24.070-1. Building and Landscaping Frontage Type 1--Linear

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
		Max. 10 feet		Max. 0 feet	Max. 10 feet	Max. 10 feet	

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Podium Setback from Build-To Line	Min. 0 feet		Min. 0 feet	Min. 5 feet	Min. 0 feet	
	Tower Step Back at Top of Podium	Min. 10 feet					
		Min. 15 feet on lots adjacent to Golf Club Road					
		On through block connections: 10 feet minimum					
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
	Tower Height	See Regulating Plan for building heights					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Ground Floor Height	Min. 18 feet					
	Ground Floor Depth	Min. 40 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Separation of Ground Floor Residential	Vertical distance from ground: Min. 18 inches/Max. 3 feet					
	Uses	Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Weather Protection	Protected area: 50 square feet, min.; 5 feet min. horizontal dimension; 10 foot vertical clearance, min.				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Primary Entry Doors	Shall face street; 40% transparent min.					
	Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

Figure 16.24.070-2. Building and Landscaping Frontage Type 2--Forecourt

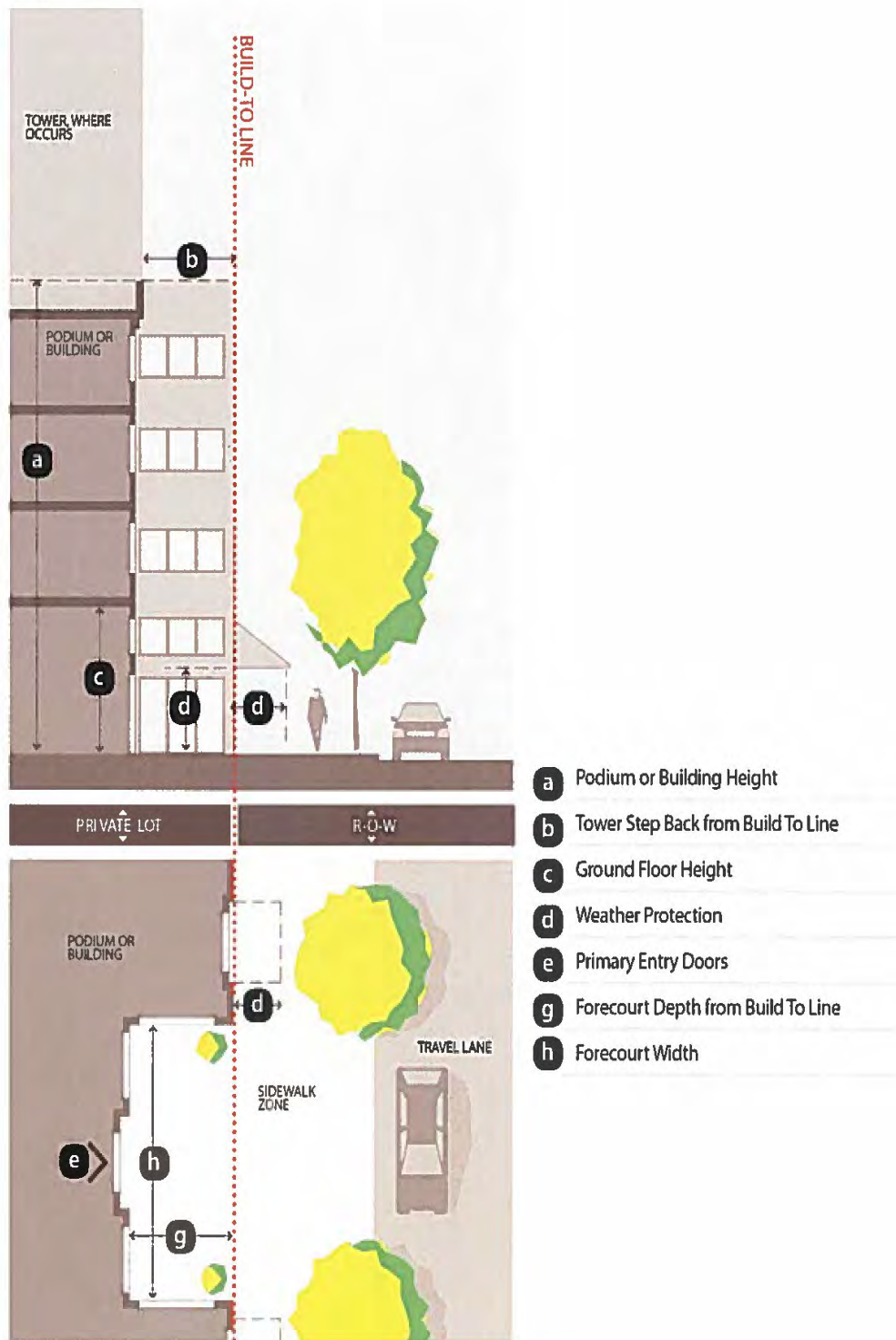


Table 16.24.070-2. Building and Landscaping Frontage Type 2--Forecourt

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
		Max. 10 feet		Max. 0 feet	Max. 10 feet	Max. 10 feet	

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Podium Setback from Build-To Line	Min. 0 feet		Min. 0 feet	Min. 5 feet	Min. 0 feet	
	Tower Step Back at Top of Podium	Min. 10 feet or match					
		Min.15 feet on lots adjacent to Golf Club Road					
		On through block connections: 10 feet minimum					
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
		Tower step back shall match forecourt maximum depth where tower abuts the forecourt					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Tower Height	See Regulating Plan for building heights, Figure 16.24.060-1 , Regulating Plan, Building Heights					
	Ground Floor Height	Min.18 feet					
	Ground Floor Depth	Min. 40 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Separation of Ground Floor Residential	Vertical distance from ground: Min. 18 inches/Max. 3 feet					
	Uses	Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Weather Protection	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Primary Entry Doors	Shall face street; 40% transparent min.					
	Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Forecourt Depth from Build-to Line	Setback: 10 feet minimum; 30 feet maximum					
		Tower setback shall match forecourt maximum depth					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Forecourt Width	Setback: 10 feet minimum; 30 feet maximum					
	Forecourt Frontage	The forecourt frontage shall incorporate the linear frontage type for building faces on the primary and secondary street frontages that are not part of the courtyard.					
	Fence	No greater than 3 feet in height; min. 20% transparent					

Figure 16.24.070-3. Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace

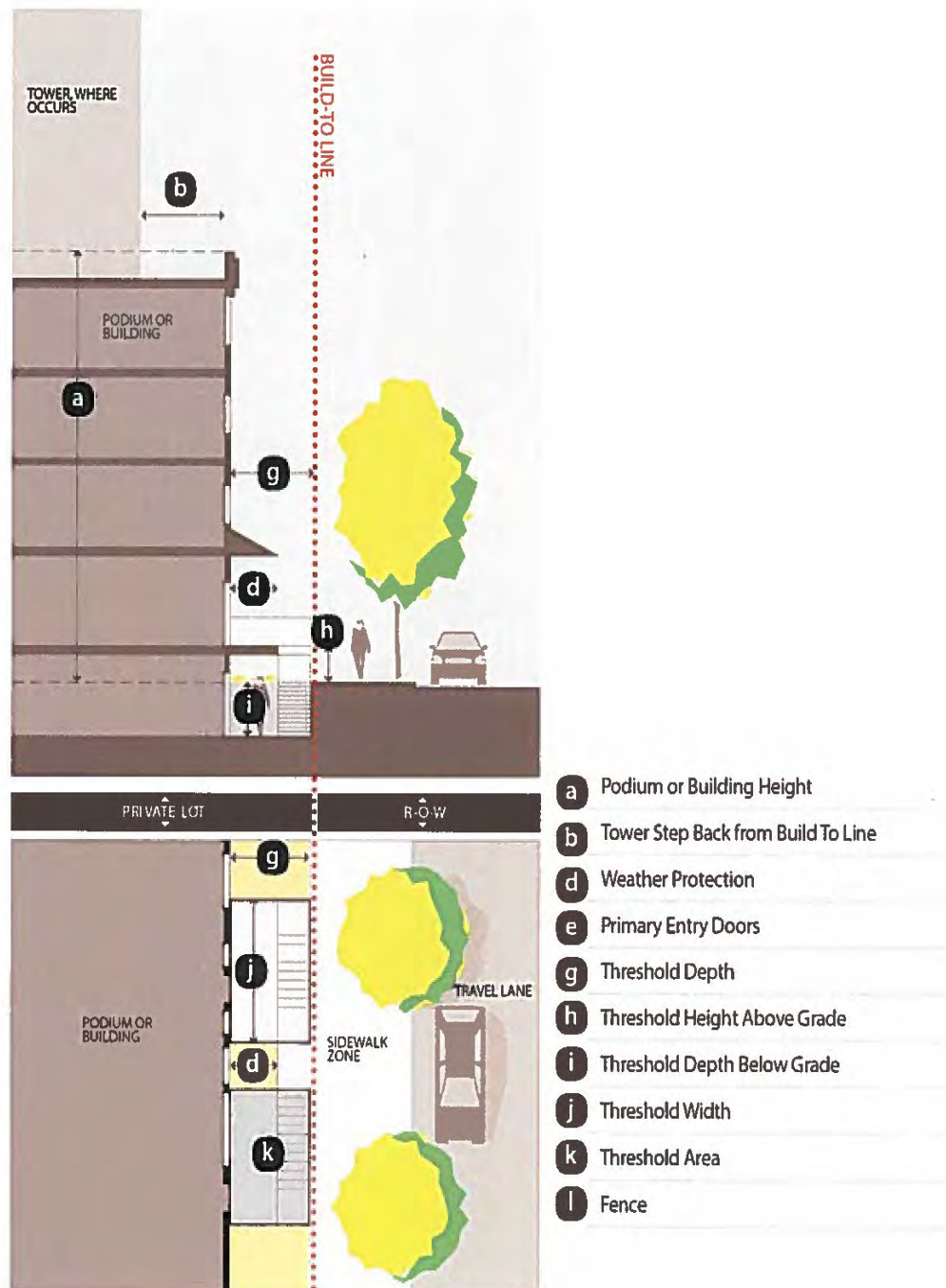


Table 16.24.070-3. Building and Landscaping Frontage Type 3--Porch-Stoop-Terrace

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Podium Setback from Build-To Line	Max. 15 feet		NA	Max. 15 feet		
		Min. 5 feet		Min. 5 feet			
	Tower Step Back at Top of Podium	Min. 10 feet					
		Min. 15 feet on lots adjacent to Golf Club Road					
		On through block connections: 10 feet minimum					
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
		Tower step back shall match threshold maximum depth					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060 -1 Regulating Plan, Building Heights					
	Ground Floor Height	Min. 18 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Ground Floor Depth	Min. 40 feet					
	Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet					
		Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Weather Protection	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Primary Entry Doors	Shall face street; 20% transparent min.					
	Windows	30% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Depth	Min. 4 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Height Above Grade	Max. 5 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Depth Below Grade	Max. 4 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Width	Min. 5 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Threshold Area	Max. 150 square feet per building entry					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Fences	No greater than 3 feet in height; min. 20% transparent					

Figure 16.24.070-4. Building and Landscaping Frontage Type 4--Landscape Building

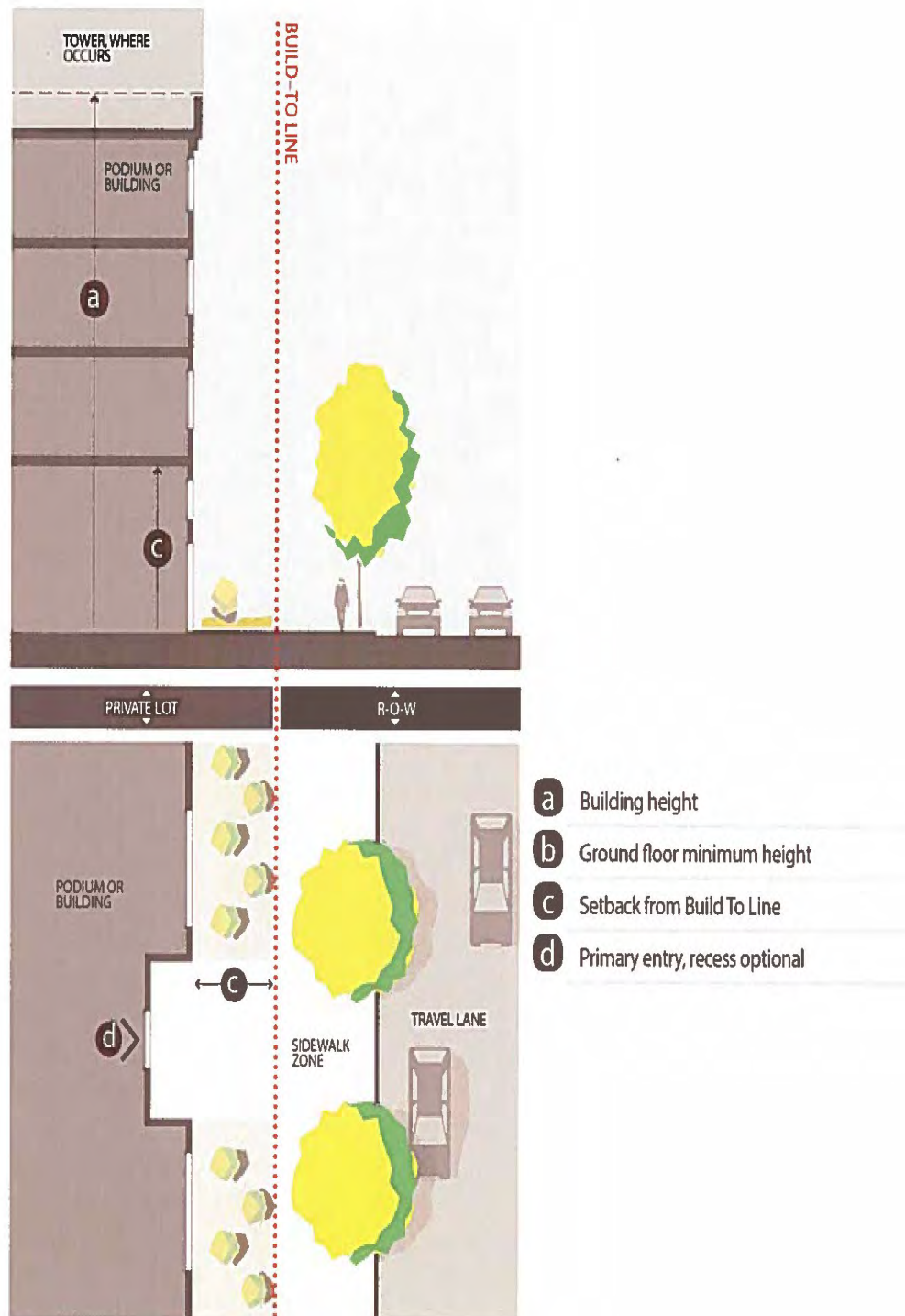


Table 16.24.070-4. Building and Landscaping Frontage Type 4--Landscape Building

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Minimum Building or Podium Height	Min. 30 feet		Min. 20 feet	
	Maximum Podium Height	Max. 55 feet			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Podium Setback from Build-To Line	Max. 15 feet			
		Min. 10 feet			
	Tower Step Back at Top of Podium	Min. 10 feet			
		Min. 15 feet on lots adjacent to Golf Club Road			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
		On through block connections: 10 feet minimum			
		Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet			
		Tower setback shall match threshold maximum depth			
	Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Building Heights			
	Minimum Building Depth	Min. 40 feet			
	Weather Protection	Building entrances shall be either be covered by an awning or canopy or be covered by being recessed behind the front building facade. If an awning or canopy is provided, it must provide a minimum vertical clearance of 8 feet and a maximum clearance of 15 feet. If only a recessed entry is provided, it must be recessed behind the front facade a minimum of 3 feet and a maximum of 5 feet.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Primary Entry Doors	At least one building entrance shall be directly connected to the primary or secondary street with a walkway measuring a minimum of 5 feet wide. A minimum of 40% of each primary entry shall be transparent.			
	Windows	Transparent ground floor windows must be provided along a minimum of 60% of the ground floor, primary and secondary street-facing facade area. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Service and Utility Equipment	Building service and utility equipment and outdoor storage of garbage and/or recycling is not permitted along a primary or secondary street or within the required setback from build-to line.			
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.			
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.			

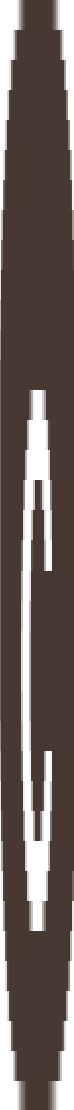
Figure 16.24.070-5. Building and Landscaping Frontage Type 5--Low Wall and Trellis



Table 16.24.070-5. Building and Landscaping Frontage Type 5--Low Wall and Trellis

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a low wall and trellis along the build-to line.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Setback from Build-to Line	The low wall and trellis shall be set back a minimum of 0 feet and a maximum of 5 feet from the build-to line.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Column Spacing	The trellis shall have masonry, heavy timber, or steel (or similar metal) supporting columns spaced no more than 30 feet on center.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Height of Trellis	The underside of the trellis portion of a low wall and trellis shall be a minimum of 8 feet above grade and a maximum of 14 feet above grade. The trellis shall be heavy timber or steel (or a similar material) and shall consist of open structure with no decking or awning material.					
	Low Wall	The low wall portion of a low wall and trellis shall be a minimum of 1.5 feet and a maximum of 3 feet and have a minimum depth of 1.5 feet. The low wall shall be vegetated wall, wood, masonry, and/or concrete.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Low Wall Openings	Openings in the low wall and trellis are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
	Surface Parking Setback	Surface parking shall be set back a minimum of 3 feet from the low wall and trellis.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Ground Cover and Planting	Any setback area between the sidewalk and the wall shall be planted or paved with stamped concrete, permeable pavers, or masonry pavers.					
		The setback between the low wall and surface parking shall be planted with native and drought-tolerant low shrubs, groundcover, and climbing plants. Vegetated LID facilities are allowed in the ground cover and planting area.					

Figure 16.24.070-6. Building and Landscaping Frontage Type 6--Urban Fence or Wall

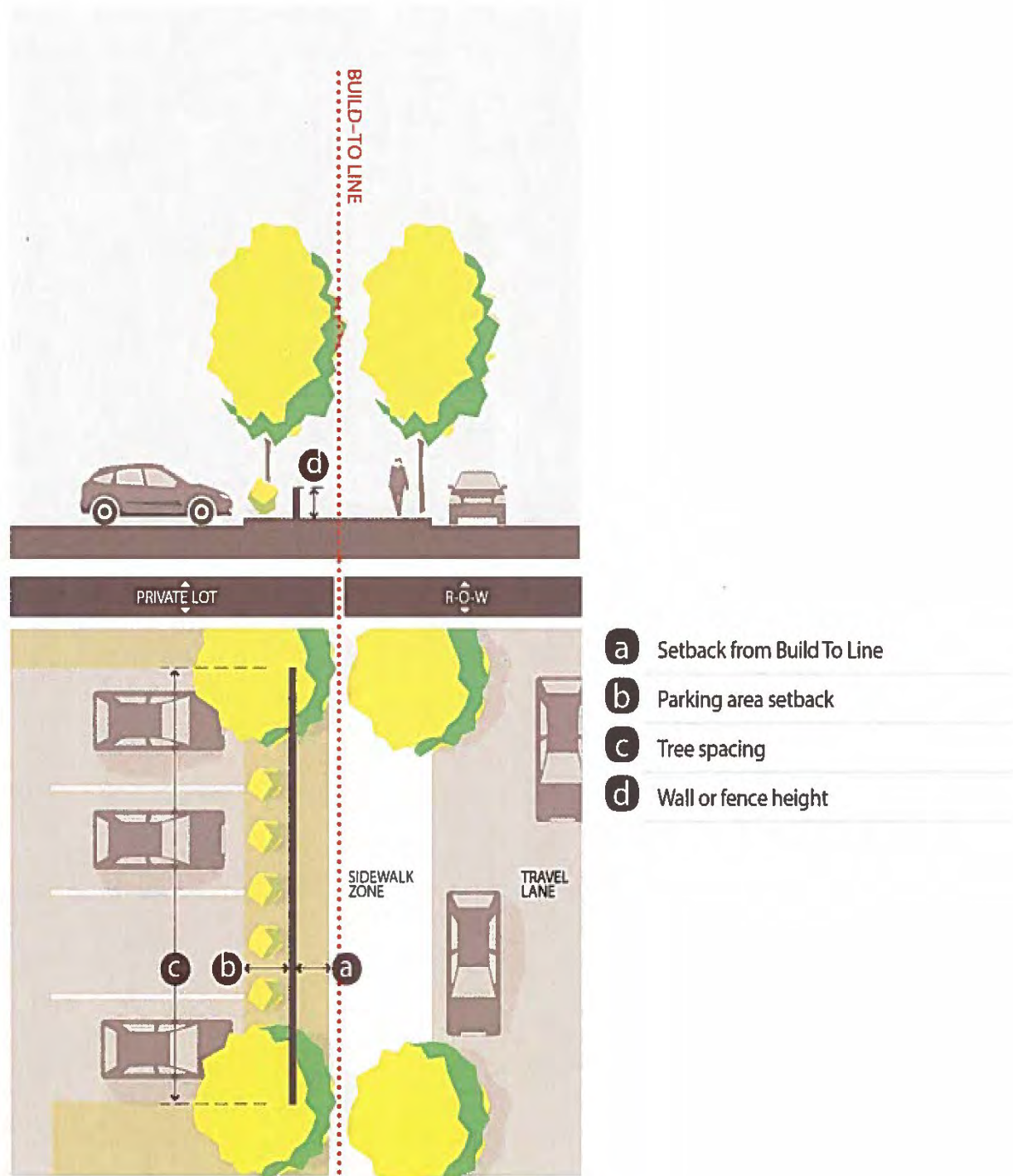


Table 16.24.070-6. Building and Landscaping Frontage Type 6--Urban Fence or Wall

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with an urban fence or wall along the build-to line.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Setback from Build-to Line	The urban fence or wall shall be set back a maximum of 5 feet from the sidewalk. The area between the urban fence or wall shall be hardscaped with either masonry pavers or stamped concrete.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Wall or Fence Height	Walls shall be vegetated wall, wood, masonry, and/or concrete; fences shall be made of wrought iron, steel, or a similar material (but not chain-link) and must be dark in color. The fence shall be at least 2 feet high and no more than 3 feet high. Fences may be no more than 50% sight obscuring. The wall shall be at least 2 feet high and no more than 3 feet high above the grade of the sidewalk.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Tree Spacing	In addition to the required fence or wall, trees and shrubs shall be provided. One large tree is required every 30 linear feet minimum along all public or private street-facing frontages, except where it is necessary to ensure adequate traffic visibility. The shrubs shall be at least as high as the wall or fence, and shall be no more than 6 feet high.					
	Wall or Fence Openings	Openings in the urban fence or wall are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Surface Parking Setback	The surface parking area shall be set back, at a minimum, an additional 5 feet to provide room for required vegetated LID facilities and/or native and drought-tolerant landscaping.					
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover any remaining landscaped area between the parking area and the urban fence or wall. Vegetated LID facilities are allowed in the ground cover and planting area.					

Figure 16.24.070-7. Building and Landscaping Frontage Type 7--Landscape Setback

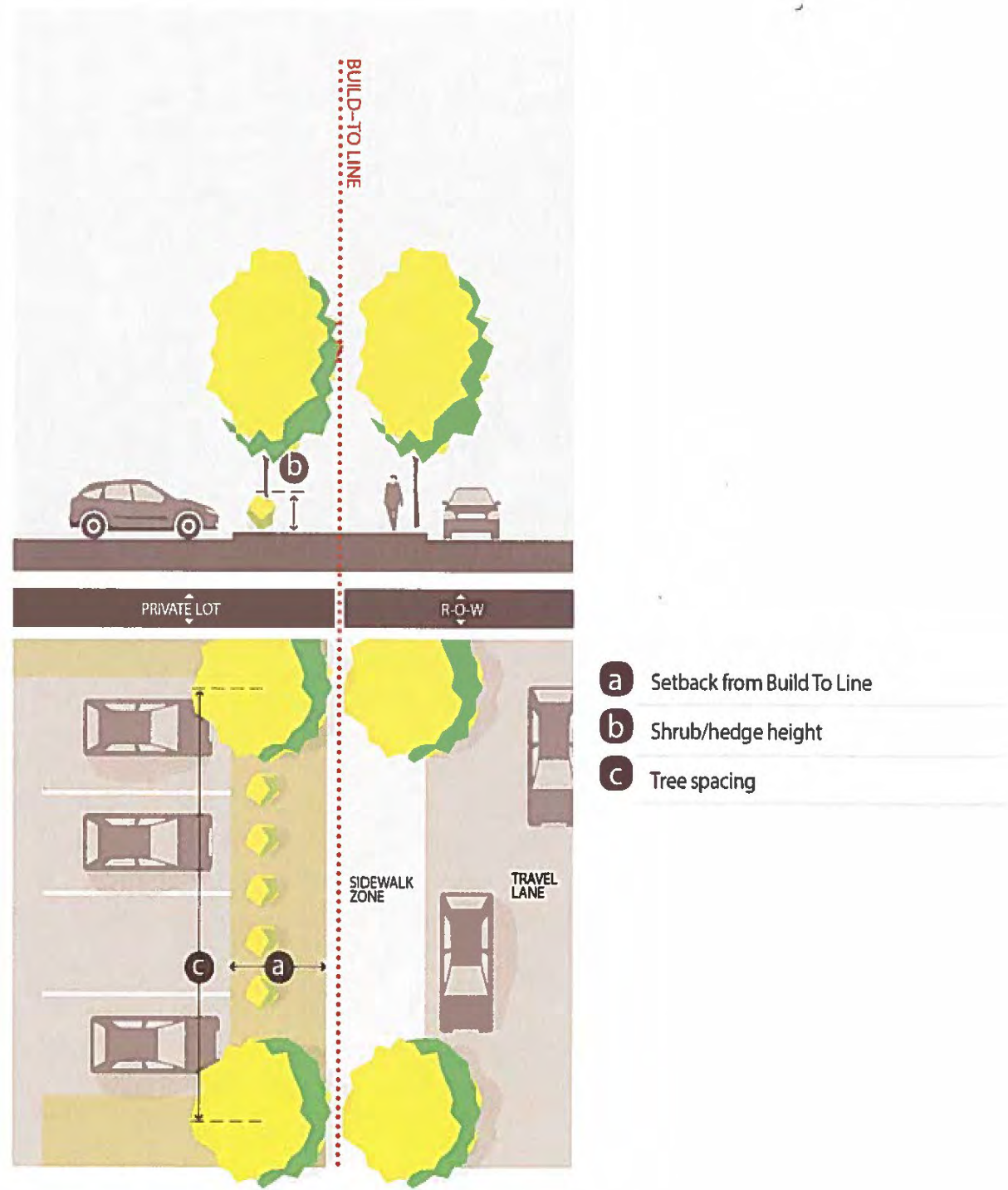


Table 16.24.070-7. Building and Landscaping Frontage Type 7--Landscape Setback

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a landscape setback along the build-to line.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Setback from Build-to Line	Along all public or private street-facing frontages, surface parking shall be set back a minimum of 10 feet behind the build-to line.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Shrub and Hedge Height	The surface parking area shall be screened with a continuous row of hedges or shrubs immediately adjacent to the parking area, except where there is a driveway. The shrubs shall be a minimum of 3 feet high and must be mostly opaque year round. A 3-foot-high masonry wall may be substituted for the shrubs but the trees and groundcover plants are still required.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Landscape Area	In addition to the required shrubs, one large tree is required every 30 linear feet minimum along all public or private street-facing frontages. The shrubs/hedge shall be interrupted with a gap of up to 2 to 3 feet wide in order to accommodate trees.			
	Walkways	Openings in the setback are allowed for pedestrian pathways, sidewalks, plazas, and driveways.			

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the parking area and the sidewalk.			

16.24.080 Design toolbox.

A. *Design Introduction.* The design toolbox provides information about how to meet the requirements of other sections of the LMC and other mandates (e.g., the City of Lacey Stormwater Design Manual), in ways that are consistent with the vision for the Woodland District and the three subdistricts defined in LMC [16.24.010](#), and mapped on Figure 16.24.010-1, Regulating Plan, Subdistricts. There are three areas of design that are addressed in the design toolbox section: LIDA treatments, street intersection design and street traffic calming design.

1. *Low Impact Development Approaches (LIDA).* LIDA design options are described in Table 16.24.080-1. A stormwater management and land-development strategy applied at the scale of the block and the scale of the parcel that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions.
2. *Street and Through Connection Crossings.* Table 16.24.080-2, Street and Through Connection Crossing Approaches, describes the type of intersection designs that are required on specific street intersections, and when they are required to be constructed.
3. *Traffic Calming Approaches.* Table 16.24.080-3, Traffic Calming Approaches, describes the type of traffic calming designs that are required on specific street intersections, and when they are required to be constructed.

Table 16.24.080-1. Low Impact Development Approaches

Urban Mixed Use. Low-impact development approaches (LIDA) should reflect the character of the place. In the most urban areas of the Woodland District, the function of rainwater detention and stormwater re-infiltration should be intense and highly structured. LIDA techniques consistent with this context include green roofs, rainwater harvesting, infiltration planters, permeable paving, and detention vaults.

Urban Mixed-Use LID Approach	Example	Where Permitted
Urban Mixed Use Type A (Street Furnishing Zone and Sidewalk) Site Applicability: For urban sidewalks where there is on-street parking and street furniture. Applicable LID Facilities: Bioretention with raised edge treatments with native and drought tolerant vegetation and street trees are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Design Considerations: Designed to accommodate frequent pedestrian traffic between parked cars and retail or		6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Mixed-Use LID Approach	Example	Where Permitted
service commercial. Vegetated LID facilities are confined to a portion of the furnishings zone of the sidewalk, and are limited in length.		
Urban Mixed Use Type B (Curb Extensions/Bulb Outs and Sidewalk) Site Applicability: For urban sidewalks which include curb extensions, such as at corner curb ramps. Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred		Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Mixed-Use LID Approach	Example	Where Permitted
surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs are encouraged for roofs that serve as a gathering space. Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.		

Urban Mixed-Use LID Approach	Example	Where Permitted
Urban Mixed Use Type C (Courtyards and Forecourts) Site Applicability: For mixed use and residential courtyards and forecourts. Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs are encouraged for roofs that serve as a gathering space.		Infill block site area

Urban Mixed-Use LID Approach	Example	Where Permitted
Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.		

Urban Residential. In the more residential settings of the Woodland District the function of rainwater detention and stormwater re-infiltration may include LIDA techniques such as green roofs, rainwater harvesting, infiltration planters, flow-through planters, rainwater gardens, and permeable paving.

Urban Residential LID Approach	Example	Where Permitted
Urban Residential Type A (Front Setbacks) Bioretention or rain gardens with native plants suitable for courtyard or forecourt edges or porch-stoop-terrace		Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Residential LID Approach	Example	Where Permitted
frontages. May also be used within the horizontal separation zone required for ground floor residential. Permeable paving is the preferred surfacing for forecourt or porch-stoop-terrace frontages where feasible.		
Urban Residential Type B (Street Furnishing Zone) For urban sidewalks in residential areas where there is on-street parking and street furniture. Designed to accommodate pedestrian traffic between parked cars and residential entries. Planted		6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Urban Residential LID Approach	Example	Where Permitted
area may be used in conjunction with required street trees and informally planted with native and drought tolerant plants. Permeable paving is the preferred surfacing for sidewalks where feasible.		

Through Connections and Parking Lots. Parking lots, private streets, and multi-use paths should be designed to detain and redirect stormwater runoff. LIDA design includes bioretention in vegetated swales, flow-through planters, and rainwater gardens. Pervious pavement is an effective alternative to conventional curbs, catch basins, sewer pipes, and treatment facilities.

Parking Lot LID Approach	Example	Where Permitted
Parking Lot LID Approach A (Perimeter Landscaping) Bioretention swales, bioretention planters or rain gardens with native plants wherever a		Pacific Avenue Other streets Through connections Infill block site area

Parking Lot LID Approach	Example	Where Permitted
parking lot abuts a street or through connection. Permeable paving is the preferred surfacing for parking lots where feasible.		
Parking Lot LID Approach B (Internal Landscaping) Bioretention swales with native plants. May be used in conjunction with required parking lot tree planting. Permeable paving is the preferred surfacing for parking lots where feasible.		Infill block site area

Table 16.24.080-2. Street and Through Connection Crossing Approaches

Crossing Description	Example	Location
Urban Plaza Intersection		
Raise the intersection to		Required

Crossing Description	Example	Location
the level of the adjacent sidewalks. Tighten intersection curb radii for slower turning speeds for motorized vehicles. Install vertical projections such as bollards and planters to channel the automobiles and increase the security and safety of pedestrians and bicyclists.	 An aerial photograph of a street intersection. A white van is in the center of the intersection, and a white pickup truck is to its right. The intersection is marked with a circular pattern on the pavement. Several bollards and planters are installed along the curb and in the intersection area to channel traffic and protect pedestrians. Trees and other vehicles are visible in the background.	6th Avenue intersection with Golf Club Road ¹
Use textured paving and/or contrasting colors to promote a distinctive sense of place. Install permeable paving, unit pavers, textured paving, or other distinctive materials or contrasting colors to the flat surface of the		Optional Pacific Avenue Other streets Through connections

Crossing Description	Example	Location
intersection plaza.		
Vertical speed control elements shall be marked with a warning sign advising drivers.		¹ City is responsible for construction of raised table intersection once Golf Club Road extension is completed.
Urban Corner		
Tighten intersection curb radii and encourage slower turning speeds for motorized vehicles. Eliminate the change in grade between sidewalk and drive lane to prioritize pedestrian movement and mark a unique spot in the Woodland		Required 6th Avenue Golf Club Road between 6th and 7th Avenues Optional Pacific Avenue Other streets Through connections

Crossing Description	Example	Location
District. Flare the curb to meet the grade of the street along the full extent of the radius of the corner. Use bollards to protect pedestrians from automobile turning movements.		
Pedestrian Corner		
Install curb extensions to visually narrow the street and alert drivers to exercise more care. Place curb extensions to create shorter and safer crossings for pedestrians. Take advantage of curb extensions to increase the available public realm space for street furniture, benches, street		Required Golf Club Road south of 7th Avenue Golf Club Road north of 6th Avenue Pacific Avenue Other streets Through connections in Woodland

Crossing Description	Example	Location
trees, and other amenities.		Square Subdistrict
Curb extensions should be installed wherever on-street parking is provided. Combine stormwater management features into curb extensions at corners.		Through connections in Master Plan Areas
Install curb extensions at street crossings to support pedestrian safety. Integrate flow-through planters and rain gardens, on-street parking, parklets, and bicycle parking corrals into the curb extension.		Optional All other streets Through connections
Urban Mid-block Crossing		
Create shorter and safer		Required

Crossing Description	Example	Location
crossings for pedestrians. Raise the level of the walkway to match the level of the adjacent sidewalk to prioritize pedestrian crossing and alert drivers to the mid-block crossing. Install permeable paving, unit pavers or other distinctive materials to the flat surface to further define the speed table.		Golf Club Road south of 7th Avenue Golf Club Road north of 6th Avenue Pacific Avenue Other streets within the Woodland Square Subdistrict Other streets within the Master Plan Areas Through connections in Woodland Square Subdistrict Through connections in Master Plan Areas
Vertical speed control elements shall be marked with a warning sign advising drivers.		
Mid-block Crossing with Pedestrian Refuge		

Crossing Description	Example	Location
Where streets have more than two travel lanes, pedestrian crossings shall include a pedestrian refuge within the median to provide an additional measure of safety. Incorporate planted beds, flow-through planters and rain gardens within the median island.		Required 6th Avenue Pacific Avenue
	Optional Other streets Through connections	

Table 16.24.080-3. Traffic Calming Approaches

Traffic Calming Description	Example	Where Permitted
Urban Woonerf		
Urban shared space streets function foremost as public space for		Optional Golf Club Road

Traffic Calming Description	Example	Where Permitted
shopping, commerce, culture, socializing, and recreation. The design speed of an urban shared space street is 18 mph.		Other streets Optional, without continuous sidewalk requirement Through connections¹
Install flush textured or pervious pavement to reinforce the priority of the pedestrian. Special pavements, especially unit pavers, shall be selected for regional climate, durability, and maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the urban		

Traffic Calming Description	Example	Where Permitted
shared space streets.		
Provide continuous sidewalks on both sides of urban shared space streets with three distinct zones: frontage zone, pedestrian through zone, and street furnishings zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk. Provide on-street curbside parking.¹		¹Through connections are exempt from the requirement for continuous sidewalk and on-street parking.
Curbed Street-- Bulb-outs		

Traffic Calming Description	Example	Where Permitted
Curb extensions are used at intersections to shorten the distance between curbs at pedestrian crossings. Use curb extensions to integrate parking lane materials and treatments, such as permeable paving. Install curb extensions wherever on-street parking is integrated to increase visibility, reduce the crossing distance, provide extra queuing space, and allow for enhancements, such as seating or greenery. Combine stormwater management features such as bio-swales or rain gardens with curb extensions to		Required 6th Avenue intersection with Golf Club Road Pacific Avenue Other streets Through connections¹

Traffic Calming Description	Example	Where Permitted
reduce the impervious surface area of the street.		
Provide continuous sidewalks on both sides of curbed streets with four distinct zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		
Parklets are ideal for curbed streets with active storefronts, foot		¹ Through connections are exempt from the requirement

Traffic Calming Description	Example	Where Permitted
traffic, and retail activity.		for continuous sidewalk and on-street parking.
Provide on-street curbside parking.		
Queuing Street (Yield Street)		
Local streets in residential neighborhoods are also spaces for play and leisure. Provide safe and inviting places to walk with direct access to destinations.		Optional Golf Club Road Other streets Through connections ¹
Two-way yield streets are suited to residential areas where drivers are expected to travel at low speeds.		
Provide continuous sidewalks on both sides of queuing streets		

Traffic Calming Description	Example	Where Permitted
with four distinct zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		
Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.		
Use the planted furnishings zone of the sidewalk for street trees,		

Traffic Calming Description	Example	Where Permitted
bio-swales, and rain gardens.		
Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.		
Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and mid-block crossings to encourage safe speeds and meter through traffic.		¹ Through connections are exempt from the requirement for continuous sidewalk and on-street parking.
Provide on-street curbside parking.		
Chicane Street		

Traffic Calming Description	Example	Where Permitted
Chicane streets are suited to residential areas where drivers are expected to travel at low speeds.		Optional Golf Club Road Other streets Through connections¹
Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.		
Use the planted furnishings zone of the sidewalk for street trees, bio-swales, and rain gardens.		
Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.		

Traffic Calming Description	Example	Where Permitted
Provide continuous sidewalks on both sides of chicane streets with four distinct zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		¹Through connections are exempt from the requirement for continuous sidewalk and on-street parking.
Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and mid-block		

Traffic Calming Description	Example	Where Permitted
crossings to encourage safe speeds and meter through traffic.		
Woonerf-- Residential		
Woonerf-- residential streets are low-volume residential streets functioning foremost as public space for recreation, socializing, and leisure. The design speed of a woonerf-- residential street is 12 mph. Identify woonerf-- residential streets with signage indicating that motorists must yield and the pedestrian has priority of movement. Mark entrances		Optional Other streets Through connections ¹

Traffic Calming Description	Example	Where Permitted
to woonerf--residential streets with tactile warning strips that alert both drivers and pedestrians. Install flush textured or pervious pavement to reinforce the priority of the pedestrian. Special pavements, especially unit pavers, shall be selected for regional climate, durability, and maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the woonerf--residential street.		
Provide continuous		¹ Through connections

Traffic Calming Description	Example	Where Permitted
sidewalks on both sides of woonerf--residential street with four distinctive zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.		are exempt from the requirement for continuous sidewalk and on-street parking.
Stagger blocks of on-street parking and landscaping to create a chicane effect. Install street furniture, including bollards, benches, planters, and bicycle parking		

Traffic Calming Description	Example	Where Permitted
to functionally separate cars from private space.		

16.24.090 Form-based code review.

A. Administration of development review shall be the responsibility of the director of community and economic development. The director shall implement development review concurrent with any related planning review process or building permit application. The review process consists of a presubmission conference followed by an application review by either the director or the site plan review committee (SPRC).

1. Presubmission Conference.

- a. The applicant shall attend a presubmission conference with an assigned staff member. The presubmission conference shall be conducted in accordance with [11.03.020 LMC](#) ~~Section 1B.020 of the City of Lacey Development Guidelines and Public Works Standards.~~
- b. The site plan, landscaping plan, and building design may be conceptual in form for the presubmission conference.
- c. Staff shall provide a written summary of the meeting to the applicant including identification of the relevant approval criteria in LMC [16.24.030](#) through [16.24.070](#).
- d. The staff summary shall identify the applicable review process, which will be an administrative review by the director of community and economic development or a review by the SPRC.
- e. The staff summary shall identify any submittal requirements in LMC [16.24.120](#) that are not applicable or required.

2. Limited Administrative Review.

- a. Development applications, which do not exceed the thresholds in subsection [B](#) of this section, shall be subject to an administrative review by the director under Chapter [11.0412-28 LMC](#), ~~Development Standards and Public Works Standards.~~
- b. The director shall conduct this review concurrent with any related planning review process or building permit application.

3. Review by the SPRC.

a. Development applications, which exceed the thresholds in subsection B of this section, shall be subject to a review by the SPRC.

b. The SPRC shall review development applications in accordance with the full administrative review process and timelines outlined in 11.04.040 LMC-Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards. The application shall be approved or approved with conditions to conform to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances. Whenever the SPRC disapproves an application, it shall set forth in writing its findings, which shall specify the particular standards, provisions and policies to which the site plan fails to conform and the reasons why it fails to conform.

c. The site plan review committee (SPRC) shall have the prerogative of refusing to rule on a development application if in the opinion of the SPRC the site plan is sufficiently complex that it should be reviewed by the hearings examiner according to the quasi-judicial process in 11.04.050 LMC-Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards. The SPRC shall decide to transfer review authority to the hearings examiner within fourteen days of the determination of completeness, according to 11.03.060 Section 1B.070 of the City of Lacey Development Guidelines and Public Works Standards.

B. Review and approval by the SPRC shall be required for any of the following activities:

1. The use of land for the location of any commercial, industrial or public building or activity, and for the location of any building containing more than two dwelling units or lot with more than one residential structure other than a permitted accessory dwelling.

2. A change of land use at an existing site or structure when the new activity requires either a change of occupancy according to the Building Code or is a change of land use according to the Standard Industrial Classification Code and, in the opinion of the community and economic development director, results in an intensification of land use and will require new development conditions to comply with existing regulations. This provision may not apply to malls (buildings with ten or more tenants sharing common parking) where original conditions to establish the mall complex anticipated a range of tenants and existing facilities and where it can be shown existing infrastructure can accommodate the new intensified use.

3. *Expansion of an existing commercial, industrial, public or multifamily structure or use.* Provided residential duplexes are exempt.

4. A remodel of an existing structure where the remodel is fifteen percent or more of the assessed valuation of existing structures with the permit value of the proposed improvement greater than \$20,000.00. The remodel value shall be calculated according to methodology described in Chapter 14.04 LMC adopting the Building Code. The value of existing structures shall be the most recent value assigned by the county assessor. The fifteen percent threshold shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit. Remodels of residential duplex, triplex, and quadraplex shall be exempt from site plan review.

5. Uses and activities within designated environmentally sensitive areas or their buffers pursuant to the requirements of LMC Title [14](#).

16.24.100 Appeals.

Any decision of the city of Lacey in the administration of this chapter may be appealed in accordance with [Chapter 11.05 LMC Section 1D.010, Appeals, of the City of Lacey Development Guidelines and Public Works Standards](#).

16.24.110 Amendment of an approved development application.

A development granted approval by the director, SPRC, hearings examiner or by the city council may be amended. If, in the opinion of the director of community and economic development, the modifications are considered minor, no additional review process shall be required. If the modifications are considered significant by the director of community and economic development, then the site plan shall be modified by the same procedures provided under LMC [16.24.090](#).

16.24.120 Submittal requirements.

The development application shall contain the following items:

A. *Application Narrative*. Four copies required.

1. Project site address;
2. Project description;
3. List of requested adjustments, if any;
4. List of submittals provided;
5. For all multifamily projects or mixed-use projects with multifamily development, provide a description of compliance with crime prevention through environmental design (CPTED) techniques.

B. *Plans*. Four copies of the set of plans are required. The license stamps of the architect and landscape architect shall be on each appropriate plan page.

1. *Vicinity Plan*. A vicinity plan is required containing the following information (one inch equals five hundred feet or larger):

- a. Site boundaries;
- b. Site address;
- c. Woodland District Neighborhood designation;
- d. Plan showing project location within the Woodland District;
- e. Names of adjacent streets with street and through connection designation (Refer to Figure 16.24.050-1 Regulating Plan, Street Types); and

- f. Names and descriptions of frontage types required and proposed.
2. *Site Plan*. A site plan is required containing the following information (one inch equals twenty feet or larger):
- a. Site address;
 - b. Woodland District Neighborhood designation;
 - c. Names of adjacent streets;
 - d. Location of adjacent buildings on abutting properties;
 - e. Site dimensions;
 - f. Existing grade and finished grade (maximum two-foot contours);
 - g. Location and dimensions of existing and proposed site circulation for automobiles and pedestrians. Indicate location of site ingress and egress and patterns of on-site automobile circulation with directional arrows. Clearly identify any requested adjustments to development standards (refer to LMC [16.24.050](#), Streets, through connections and connection spacing);
 - h. Location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks;
 - i. Location of trees as determined by the Lacey tree protection professional;
 - j. Location, dimensions, and nature of any proposed easements or dedications; and
 - k. Location, dimensions, and description of common open space and recreation areas (refer to LMC [16.24.040](#), General standards required for all development).
3. *Landscaping Plan*. The landscaping plan shall contain the following information (one inch equals twenty feet or larger):
- a. Survey of existing trees; trees to be retained; and trees to be removed;
 - b. Existing plant material and soil to be retained;
 - c. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (refer to LMC [16.24.040](#), General standards required for all development);
 - d. Surface parking location and design (refer to Chapter [16.72](#) LMC);
 - e. Bicycle parking location and design (refer to Chapter [16.72](#) LMC);
 - f. Loading and service area location and design (refer to Chapter [16.80](#) LMC);
 - g. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots (refer to Chapter [16.80](#) LMC);

h. All areas where soils are to be amended (refer to the current City of Lacey Stormwater Design Manual);

i. Locations where plant and soil materials will be stored during construction;

j. Timeline for site preparation and installation of plant materials.

4. *Building Form and Massing*. Submit complete elevations (one-eighth inch equals one foot or larger) of all proposed construction and related elevations of existing structures (if any) within twenty-five feet of the site. Elevations shall include the following information:

a. Dimensioned elevations of building showing:

(1) Required building setbacks (if any) (refer to LMC [16.24.060](#), Building, form, siting and site design);

(2) Required ground floor height (refer to LMC [16.24.060](#), Building, form, siting and site design);

(3) Required weather protection (refer to LMC [16.24.060](#), Building, form, siting and site design);

(4) Required ground floor transparency (refer to LMC [16.24.060](#), Building, form, siting and site design);

(5) Required weather protection for required building entrance(s) (refer to LMC [16.24.060](#), Building, form, siting and site design);

(6) Pedestrian protection--sidewalk (refer to LMC [16.24.060](#), Building, form, siting and site design);

(7) Minimum, maximum, and proposed podium height (refer to LMC [16.24.060](#), Building, form, siting and site design); and

(8) Maximum building height and required building stepbacks (if any) (refer to LMC [16.24.060](#), Building, form, siting and site design);

b. Elevations should show the type and color of exterior materials;

c. Location and elevations of exterior lighting for site and buildings; and

d. Perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.

5. *Sections*. Submit a minimum of two site and building cross section profiles (one-eighth inch equals one foot or larger) with the following information:

a. Scale;

b. Building(s) details;

c. Landscaping against the building when installed;

d. Lighting fixtures and standards; and

e. Signs.

6. *Roof Plan.* The roof plan shall contain the following information (one inch equals twenty feet or larger):

- a. Extent of the project site and location of new and existing buildings;
- b. Extent and location of new roof(s);
- c. Extent and location of building tower(s) (if any);
- d. Dimensions and area of floor plate for proposed building tower(s). If more than one tower, show clear dimensions between towers (refer to LMC [16.24.060](#), Building, form, siting and site design).

C. Professional Design.

- 1. The applicant shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.
- 2. Appropriate professionals shall include, but not be limited to, the following to provide the elements of the planning process set out in this section:
 - a. An urban planner with Form-Based Codes Institute certification, or Congress for the New Urbanism accreditation, or holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the site plan review committee, planning commission, or city council;
 - b. An architect licensed by the state of Washington or holding full membership in the American Institute of Architects;
 - c. A landscape architect registered by the state of Washington.
- 3. One of the professional consultants chosen by the applicant from either subsection [\(C\)\(2\)\(a\)](#), [\(C\)\(2\)\(b\)](#) or [\(c\)](#) of this section shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.
- 4. The selection of the professional coordinator of the design team will not limit the owner of the development in consulting with the planning staff.

16.24.130 Additional information for review.

The SPRC, hearings examiner or city council may require the applicant to submit any additional information or material which it finds is necessary for the proper review and hearing of the application.

Chapter 16.25 CENTRAL BUSINESS DISTRICT ~~4-7.5~~ AND ST. MARTIN'S UNIVERSITY

16.25.010 Statement of intent.

The central business district is the financial and business hub of the community. It is to be developed as an aesthetically attractive area of intense use. Toward this end, the city shall encourage the development of regional retail shopping facilities, and major office complexes along with specialty retail, business support services, urban residential, hotel and institutional uses. Development must enhance people orientation, and provide for the needs, activities and interests of people. The city will encourage land uses that emphasize variety, mixed uses and unity of form within buildings or complexes. Specific land use districts in the form of sub-areas have been established within the Central Business District (CBD) to permit variation in use and development standards in order to implement the CBD goals and policies of the Lacey Comprehensive Plan. ~~See Table 16T-05 for a description of each land use district.~~

A. ~~Central-Transitional~~ Business District ~~-4 (CBD-4TBD)~~. The purpose of ~~the CBD-4~~this land use district is to provide an area for general commercial and limited business activities. This district also serves as a transition area between more intensive core area activities and neighboring residential areas. ~~Long-term parking and automobile-oriented uses are encouraged.~~

B. ~~Central-Depot~~ Business District ~~-5 (CBD-5DBD)~~. The purpose of ~~CBD-5~~this land use district is to provide an area for general commercial activities along with mixed use activities, office complexes and public facilities.

C. ~~Central-Martin~~ Business District ~~-6 (CBD-6MBD)~~. The purpose of ~~the CBD-6~~this land use district is to provide an area for general commercial activities, along with mixed-use activities, office complexes, hotels and public facilities.

~~D. Central Business District 7 (CBD-7). The purpose of the CBD-7 land use district is to provide an area for a broad range of business park type activities, along with mixed use activities, office complexes, hotels, limited general commercial, and public facilities.~~

~~E.D.~~ *Saint Martin's University*. The purpose of the Saint Martin's University land use district is to provide an area for college campus activities, such as classrooms, dormitories, pavilions, athletic fields and facilities, and associated uses and activities.

16.25.020 Permitted uses.

A. Specific categories of permitted uses are listed, by land use district, in Table 16T-06. In addition to such listings, child day care centers will be allowed subject to the provisions of Chapter 16.65 LMC as a permitted use ~~in sub-areas 4 through 7 and the Saint Martin's University zone~~. Also, within the Saint Martin's University zoning district, churches, religious institutions, and monasteries are permitted uses.

~~B. Any decision of the community and economic development department or the site plan review committee may be appealed in accordance with Chapter 11.05 LMC Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards.~~

~~C. Table 16T-06 and an explanation thereof shall be used in determining generalized land uses in the city of Lacey's Central Business District and Saint Martin's University zone.~~

~~D. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.~~

Table 16T-06

S.I.C. Codes are divided into eleven divisions, which are listed A through K. Under each division is a list(ing) of Major Groups(s), which are listed 01 through 99. And listed below these are subclassifications of Auxilliary Establishments, which are usually three or four digit numbers. These correspond to major group numbers.

S.I.C. Codes are those according to the Standard Industrial Classification Manual, 1987, published by the Executive Office of the President, Office of Management and Budget, for the City of Lacey CBD.

The following is a list of abbreviations used on the tables:

P = Permitted Use

C = Conditional Use

A = Accessory Use

NEC = Not Elsewhere Classified

Bolded 2 Digit S.I.C. Code = Entire Major Group

In using the following chart, the reader should also refer to notes at the end of the chart that provide specific requirements or qualifications for uses under specific categories.

~~➤ **NOTE:** If a business in Central Business District 4 or 5 becomes a nonconforming use under the revised listing, it shall be allowed to continue operation. Additionally, the said use shall be allowed to expand and enlarge through the conditional use permit process of Chapter 11.0916.66 LMC provided that all other zoning code requirements can be satisfied.~~

Division A. Agriculture, Forestry, and Fishing

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 4TBD	CBD 5DBD	CBD 6MBD	CBD-7	SMU
0272	Animal Aquaculture			P		
0742	Veterinary Services for Animal Specialties	P	P			
0781	Landscape Counseling and Planning	P	P	P	P	P

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD <u>4TBD</u>	CBD <u>5DBD</u>	CBD <u>6MBD</u>	CBD-7	SMU
0782	Lawn and Garden Services	C	P	P	P	P
0783	Ornamental Shrub and Tree Services	C	P	P	P	P
	Noncommercial Forest			P	P	P
	Water Areas			P	P	P
	Open Space, Open Space			P	P	P
	Open Space, Timber			P	P	
	Open Space, NEC			C	C	

~~Division B. Mining~~

~~➤ Not allowed under current Zoning Codes for Lacey's CBDs.~~

Division C. Construction

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD <u>4TBD</u>	CBD <u>5DBD</u>	CBD <u>6MBD</u>	CBD-7	SMU
152	Residential Building Construction	P	P	P	P	
153	Operative Builders	P	P	P	P	
154	Nonresidential Building Construction	C	C	C	C	
17	Special Trade Contractors	C	P	P	P	

Division D. Manufacturing

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD <u>4TBD</u>	DBDCBD <u>5</u>	CBD <u>6MBD</u>	CBD-7	SMU
205	Bakery Products	P				
206	Sugar/Confectionery Products	P				
238	Miscellaneous Apparel & Accessories				P	
239	Misc. Fabricated Textile Products				P	
251	Household Furniture				P	
252	Office Furniture				P	
253	Public Building & Related Furniture				P	
254	Partitions & Fixtures				P	
259	Misc. Furniture & Fixtures				P	
271	Newspapers	C	P		P	
272	Periodicals				P	
273	Books				P	
274	Misc. Publishing				P	
275	Commercial Printing	P	P	P	P	
276	Manifold Business Forms			P	P	
277	Greeting Cards			P	P	
278	Blankbooks, Bookbinding			P	P	

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD <u>4TBD</u>	DBDCBD <u>5</u>	CBD <u>6MBD</u>	CBD-7	SMU
279	Printing Trade Services	P	P	P	P	
31	Leather & Leather Products					
32	Stone, Clay, & Glass Products					
357	Computer & Office Equipment				P	
358	Refrigeration & Services Machinery				P	
36	Electric & Electronic Equipment				P	
381	Search/Navigation Equipment				P	
382	Measuring/Controlling Devices				P	
3827	Optical Instruments & Lenses				P	
384	Medical Instruments & Supplies				P	
385	Ophthalmic Goods				P	
386	Photographic Equip. & Supplies				P	
387	Watches, Clocks, Cases & Parts				P	
39	Misc. Manufacturing Industries			<u>C</u>	€	

Division E. Transportation & Public Utilities

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD <u>4</u>	DBDCBD <u>5</u>	MBDCBD <u>6</u>	CBD-7	SMU
411	Local & Suburban Transportation	C	C	C	€	

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	DBDCBD 5	MBDCBD 6	CBD-7	SMU
412	Taxicabs	C	C	C	€	
417	Bus Terminal & Service Facilities					
4225	Public Warehousing & Storage	€	€			
43	United States Postal Service	C	C	C	€	C
45	Transportation by Air					
472	Passenger Transportation Activities	P	P	P	P	P
481	Telephone Communications	P	P			
482	Telegraph & Other Communications					
483	Radio & Television Broadcasting		P	P	P	P
489	Communication Services, NEC	C	C		€	
4939	Combination Utilities, NEC				€	

Division F/G. Wholesale & Retail Trade

(all uses subject to note 1)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	DBDCBD 5	MBDCBD 6	CBD-7	SMU
501	Motor Vehicles, Parts, & Supplies		P	P		
502	Furniture & Home Furnishings		P	P		
503	Lumber & Construction Materials		P			

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
504	Professional & Commercial Equipment		P	P		
505	Metals & Minerals, Except Petroleum		P			
506	Electrical Goods		P	P		
507	Hardware, Plumbing, Heating Equipment		P	P		
508	Machinery, Equipment & Supplies		P	P	P	
509	Misc. Durable Goods		P	P	P	
511	Paper & Paper Products		P	P	P	
512	Drugs, Proprietarys & Sundries		P	P	P	
513	Apparel, Piece Goods, & Notions		P	P	P	
514	Groceries & Related Products		P	P	P	
518	Beer, Wine & Distilled Beverages		P	P	P	
519	Misc. Nondurable Goods			P	P	
521	Lumber & Other Building Materials		P	P		
523	Paint, Glass & Wallpaper Stores		P	P		
525	Hardware		P	P		
526	Retail Nurseries & Garden Stores	P	P	P		

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	DBDCBD 5	MBDCBD 6	CBD-7	SMU
53	General Merchandise Stores	C	P	P	P	
54	Food Stores	C	P			
541	Grocery Stores	C	P	P		
542	Meat & Fish Markets	C	P	C		
551	New & Used Car Dealers		P			
553	Auto & Home Supply Stores		P	P		
554	Gasoline Service Stations	C	P	P		
555	Boat Dealers		P			
556	Recreational Vehicle Dealers		P			
557	Motorcycle Dealers		P			
559	Automotive Dealers, NEC		P			
56	Apparel & Accessory Stores	P	P	P	P	
57	Furniture & Home Furnishings Stores		P	P	P	
58	Eating & Drinking Places	P	P	P	P	P
58A	Fast Food Restaurants with Drive-Thru Windows and Espresso Stands		P <u>2</u>			
591	Drug Stores & Proprietary Stores	P	P	P	P	

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
592	Liquor Stores	P	P	P		
593	Used Merchandise Stores		P	P		
594	Misc. Shopping Goods Stores	P	P	P	P	
596	Nonstore Retailers	P	P	P		
598	Fuel Dealers		P			
599	Retail Stores, NEC	P	P	P	P	

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Division H. Finance, Insurance, and Real Estate

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
60	Depository Institutions	P	P	P	P	
61	Nondepository Institutions	P	P	P	P	
62	Security & Commodity Brokers	P	P	P	P	
63	Insurance Carriers	P	P	P	P	
64	Insurance Agents, Brokers & Services	P	P	P	P	
65	Real Estate	P	P	P	P	
67	Holdings & Other Investment Offices	P	P	P	P	

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Division I. Services

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	<u>TBDCBD</u> 4	<u>DBDCBD</u> 5	<u>MBDCBD</u> 6	<u>CBD-7</u>	SMU
701	Hotels & Motels	P	P	P	P	
72	Personal Services	P	P	P	P	
73	Business Services	P	P	P	P	
751	Automotive Rentals, No Drivers		P	P		
752	Automobile Parking	C	P	C	C	C
753	Automotive Repair Shops		P			
7542	Carwashes	P	P			
76	Miscellaneous Repair Services	C	P	C		
78	Motion Pictures		P			
784	Video Tape Rental	P	P	P	P	
7832	Motion Picture Theaters, No Drive-In		P	P		
79	Amusement & Recreation Services	C	P	P	C	C
801	Offices & Clinics of Doctors of Medicine	P	P	P	P	P
802	Offices & Clinics of Dentists	P	P	P	P	P
803	Offices of Clinics of Doctors of Osteopathy	P	P	P	P	P

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	DBDCBD 5	MBDCBD 6	CBD-7	SMU
804	Offices & Clinics of Other Health Practitioners	P	P	P	P	P
807	Medical and Dental Laboratories	P	P	P	P	P
808	Home Health Care Services	P	P	P	P	P
809	Misc. Health and Allied Services	P	P	P	P	P
81	Legal Services	P	P	P	P	
82	Educational Services	P	P	P	P	P
83	Social Services	P	P	C		
835	Child Day Care Services	P	P	P	P	P
84	Museums, Botanical, Zoological Gardens	P	P	P	P	P
86	Membership Organizations (up to 5,000 square feet of gross floor area)	P	P	P	P	P**
86	Membership Organizations (greater than 5,000 square feet of gross floor area)	C	C	C	C	C**
87	Engineering & Management Services	P	P	P	P	
88	Private Households	P				
89	Services, NEC	C	C	C	C	C

** Churches, religious institutions, and monasteries are permitted uses with the SMU zone.

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Division J. Public Administration

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBD CBD 4	DBD CBD 5	MBD CBD 6	CBD -7	SMU
91	Executive, Legislative & General	PC7	PC7	PC7	PC7	PC7
9221	Police Protection	P	P		P	
9224	Fire Protection	P	P		P	
93	Finance, Taxation & Monetary Policy	PC7	PC7	PC7	PC7	PC7
94	Administration of Human Resources	PC7	PC7	PC7	7	PC7
95	Environmental Quality & Housing	PC7	PC7	PC7	PC7	PC7
96	Administration of Economic Programs	PC7	PC7	PC7	PC7	PC7
97	National Security & International Affairs	C	C	C	€	C
99	Nonclassifiable Establishments	C	C	C	€	C

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Division K. Residential

(Not Listed in SIC Codes)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBD CBD 4	CBD 5 DBD	MBD CBD 6	CBD -7	SMU
	Single Family	P1				
	Multi Family (2-4 Units)	P2 P1				
	Multi Family (5+ Units)	P2 P1	P3 P1	P1	P2	
	Other Households		P3 P1			

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SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBDCBD 4	CBD 5DBD	MBDCBD 6	CBD-7	SMU
	Other Residential					

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NOTES TO GENERALIZED LAND USES IN CBD ZONE: Land Use Code Category/Division

~~A~~ Agriculture, Forestry, and Fishing:

~~B~~ Mining:

~~C~~ Construction:

~~D~~-A Manufacturing: Notes applicable to all manufacturing activities in CBD zones:

- 1 Manufacture of flammable, dangerous or explosive materials is excluded in CBD districts.
- 2 Office space is permitted only if accessory and subordinate to a manufacturing use in ~~CBD-~~
~~5DBD~~. No more than twenty-five percent of the gross floor area of the structure shall be devoted to non-manufacturing uses.

~~E~~-B Transportation & Public Utilities: Notes specific to those uses as notated in the chart:

- 1 Permitted only as a subordinate use to a permitted or conditional use.

~~F~~/G/D Wholesale & Retail Trade: Notes specific to those uses as notated in the chart:

- 1 Display and sales only; limited on-site inventory storage.
- 2 Drive-through as an accessory use to a pharmacy, bakery, café, or coffee shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront). ~~Permitted only as a subordinate use to commercial parking lots and garages.~~

~~H~~-E Finance, Insurance, and Real Estate:

~~I~~/F/G Services & Public Administration: Notes applicable to all Services and Public Administration uses in CBD districts:

- 1 Permitted only as a subordinate use to a permitted use.
- 2 Commercial lots and garages are those lots which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.
- 3 The location of any off-site parking facility must be approved by the enforcing officer and/or site plan review committee.

4 All types of commuter pooling facilities shall be regulated as a park-and-ride. A park-and-ride providing no more than twenty-five parking spaces, and utilizing the parking area of an existing use, shall be regulated as an accessory use. Any other park-and-ride requires a conditional use permit.

5 Excludes zoos.

6 Excludes drive-in theaters.

7 To reserve prime retail commercial buildings and sites for retail commercial use, government offices shall not be permitted in binding site plans, subdivisions or building complexes designed for commercial retail use unless the original design specifically included a mixed use concept anticipating such use. Provided, however, the city may consider government offices in commercial retail buildings and sites through a conditional use permit process if it can be demonstrated the use is complementary to adjacent commercial retail activity, enhances the retail environment and will develop strategies for the zone in which it is located. Provided further existing structures that have been used for government offices shall be considered to have been determined appropriate for such use under original approvals and will require only normal site plan review approval when new government tenants are proposed.

~~K-H Residential: Multifamily residential where permitted as a secondary use to listed commercial uses within this chapter. Residential uses shall be located above ground floor commercial and/or away from primary district frontages and high activity corners.~~ Notes specific to those uses as notated in the chart:

1 Density and standards must comply with Chapter ~~16.15~~ LMC.

~~2 Density and standards must comply with Chapter 16.18~~ LMC.

~~3 Standards must comply with Chapter 16.18 LMC. Density will be limited only by maximum floor area permitted.~~

16.25.030 Similar or related uses.

A. Uses similar to, or related to, those listed in LMC [16.25.020](#) are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use is consistent with the intent of this chapter and compatible with the policies of the Lacey Comprehensive Land Use Plan. The officer and/or committee shall make the determination according to the characteristics of the operation of the proposed use and based upon the Standard Industrial Classification Manual and/or the North American Industry Classification System.

B. The criteria for such finding of similarity shall include but not be limited to the following:

1. The proposed use is appropriate in this area.
2. The development standards for a similar or related use can meet those of a permitted use.
3. The public need is served by the proposed use.

C. Any decision of the community and economic development department or the site plan review committee may be appealed in accordance with [Chapter 11.05 LMC](#)~~Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards.~~

16.25.040 Prohibited uses.

Uses other than those specifically identified or described in LMC [16.25.020](#) are prohibited; provided, however, that the enforcing officer and/or site plan review committee may consider uses similar to, or related to, those of LMC [16.25.020](#) upon a finding that a particular unlisted use is consistent with the general intent of Chapter [16.25](#) LMC and is compatible with other land uses.

16.25.050 Nonconforming uses.

Nonconforming uses shall be regulated by Chapter [16.93](#) LMC.

16.25.060 Dimensional requirements.

Area and dimensional requirements by land use district are identified in [Table 16T-07](#). Any specific exemptions or variations to the requirements in the chart are given in LMC [16.25.060\(A\)](#). All parcels and structures shall conform to these requirements. In addition to the requirements of [Table 16T-07](#), the following additional standards shall also apply:

A. *Upper-level setbacks.* An upper-level setback of ten to twenty feet from all street property lines shall be required for all buildings between forty and sixty feet in height and an additional upper level setback of ten to twenty feet for each additional forty-foot to sixty-foot interval shall be required.

Additional upper-level setbacks may be imposed at the discretion of the enforcing officer and/or site plan review committee to preserve significant views and vistas. An owner/developer may appeal such a decision to the hearings examiner following procedures and requirements specified in Chapter [11.07](#)~~16.84~~ LMC.

B. *Dimensional requirements in CBD Districts.* See [Table 16T-07](#).

C. *Maximum building heights.* See [Table 16T-08](#).

Table 16T-07 Dimensional Requirements in CBD and SMU Districts

Land Use District	Building Type	Building Setback ³			Minimum Lot Area	Minimum Lot Dimension	Maximum Building Coverage	Maximum Building Height
		Front ¹	Rear	Side				
CBD 4TBD	Nonresidential	0 ⁵ or 15'	25'	10'	10,000 sq.ft.	50' front	50%	refer to map for
	Residential	0	15'	10'	10,000 sq. ft	50' depth	75%	

Land Use District	Building Type	Building Setback ³			Minimum Lot Area	Minimum Lot Dimension	Maximum Building Coverage	Maximum Building Height
		Front ¹	Rear	Side				
	Parking *	15'	15'	10'	10,000 sq.ft	50' depth	50%	CBD heights
CBD-5 DBD	Nonresidential	0 ⁵ or 15'	15'	10'	10,000 sq.ft.	50' front	50%	
	Residential	0	15'	10'	10,000 sq. ft	50' depth	75%	
	Parking *	15'	15'	10'	10,000 sq.ft	50' depth	50%	
CBD-6 MBD	Nonresidential	0 ⁵ or 15'	15'	10'	10,000 sq.ft.	75' front	50%	
	Residential ⁴	0 ⁵ or 25'	15'	10'	10,000 sq.ft. acre	75' front	75%	
	Parking *	15'	15'	10'	10,000 sq.ft.	50' depth	50%	
CBD-7	Nonresidential	0⁵ or 15'	15'	10'	10,000 sq.ft.	75' front	50%	
	Residential⁴	0⁵ or 25'	15'	10'	10,000 sq.ft.	75' front	75%	
	Parking *	15'	15'	10'	10,000 sq.ft.	50' depth	50%	
SMU	Nonresidential	02	15'	10'	10,000 sq.ft.	75' front	50%	
	Residential	02	15'	10'	10,000 sq.ft.	75' front	75%	
	Parking	02	15'	10'	10,000 sq.ft.	50' depth	50%	

NOTES: DIMENSIONAL REQUIREMENTS IN CBD AND SMU DISTRICTS:

1 Setback measured from the property side edge of the sidewalk. To accommodate 0' setback landscaping requirements for planter strips, sidewalks may be located out of right-of-way, in which case an unrestricted easement for sidewalk shall be granted to the City.

2 The 0' front yard setback is a minimum. However, regardless of the setback used, no parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to

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the building. Additionally, all of the requirements of LMC [16.25.090\(O\)](#) shall be satisfied if the setback used is less than 15'.

3 Minimum setbacks are subject to required landscape development (see LMC [16.25.100](#)). See LMC [16.25.060\(A\)](#) for additional height setbacks. Where 0 lot line front yard setbacks are utilized, required landscaping shall be provided in a planter strip area between the street and sidewalk.)

4 Hotels and motels shall be considered as residential structures.

5 A 0' front yard setback is optional if a proposal meets all of the requirements of LMC [16.25.090\(O\)](#). Parking and vehicle access lane is required to be located to the side or behind structures when 0' front yard setback is applied.

* Parking and vehicle access lane is required to be located to the side or behind structures when 0' front yard setback is applied.

16.25.070 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the enforcing officer and/or site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

Failure of the enforcing officer and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of the Lacey Municipal Code.

B. An environmental determination shall be made by the responsible official in accordance with the procedures contained in Chapter [14.24](#) LMC.

16.25.090 Pedestrian circulation requirements.

A. It shall be the responsibility of the property owner/developer to provide a safe and convenient pedestrian circulation linkage system as described in this section and meeting the pedestrian circulation requirements set forth in LMC [14.23.086](#).

B. The pedestrian linkage system is a network including the major pedestrian corridor, landscaped walkways and perimeter sidewalks. It is established to provide safe pedestrian routes; enhance the appearance of buildings and their settings; provide a unified design element to offset varying architectural styles; and to soften the appearance of parking lots and service storage areas.

C. When zero-foot setbacks are utilized, landscaping requirements for planter strips may require sidewalks to be located outside of the normal right-of-way. In such cases, an unrestricted easement across sidewalks shall be granted to the city.

D. To maximize a pedestrian-friendly environment by providing an adequate separation between pedestrians and automobile traffic, development of a planter strip with street trees and grass between

the curb and sidewalk shall be a primary goal and shall be required unless specifically stated otherwise below.

E. In cases where a sidewalk exists adjacent to the curb, the sidewalk must be moved back to accommodate a new planter strip; provided, that improvements to the property necessitating site plan review and requiring conformance with this title exceed twenty-five percent of the fair market value of existing improvements at the site and the site has one hundred feet or more of lineal feet of frontage. In cases where only minor improvements to a project site are requested that do not exceed twenty-five percent of the fair market value of existing improvements at the site or the site has less than one hundred feet of frontage, the requirement for moving the sidewalk shall not be mandatory; provided, however, that in consideration of the twenty-five percent threshold all improvements at the site since the effective date of this provision shall be included in calculating the total value. The twenty-five percent value shall be determined using the valuation procedures provided for in Chapter [14.04](#) LMC adopting the building code for proposed improvements and assessor's office values for current structures.

F. Where adjacent properties do not have a planter strip and the sidewalk abuts the street, the new sidewalk shall be meandered to interconnect with the existing sidewalk and will provide the required planter strip for the project's street frontage.

G. In cases where provision of a planter strip would necessitate removal or moving of a building, provision of a planter strip shall not be required unless the site is to be redeveloped and the building removed and reconstructed as part of the proposal.

H. In cases where parking must be removed to provide the planter strip and landscaping, this shall be required, provided it leaves the site with at least seventy-five percent of the number of parking stalls required by the city zoning code or parking can be obtained on an adjacent site.

I. In cases where a minimum six-and-one-half-foot planter strip area cannot be provided because of limitations discussed above, options for different dimensions of the planter area discussed below under subsection [R](#) of this section, street tree planting requirements, may be used if approved by the department of community and economic development. Minimum planter strip requirements may not be reduced when a zero-foot front setback is proposed. Where the zero-foot front yard setback is proposed, the front of the building shall have a main pedestrian entrance. Permeable paving sidewalks are required where planter strips are not installed, if feasible.

J. Because of identified financial impacts of requirements to move existing sidewalks, the city of Lacey shall establish a local grant program for very small businesses that would otherwise not be able to afford to move the sidewalk. Very small businesses shall be defined as those businesses with less than four employees. The grant program shall provide that the city will share up to fifty percent of the costs of landscaping and sidewalk improvements. The grant may be in the form of cash, city labor, city services or other real contribution resulting in cost reduction to the recipient. The director of community and economic development is authorized to develop administrative policies and procedures in carrying out the intent and requirements of this section.

K. Where a linkage system exists or is required outside of a public right-of-way, an easement to the city of Lacey shall be required to provide continuity of public access to adjoining properties.

L. A structure may extend into or over a required linkage system or walkway only when:

1. The encroachment is integrated into the linkage system by providing a covered walkway, arcade, marquee, etc. or it otherwise complements pedestrian activities; and
2. The required width of the linkage system is maintained or when compensation is provided at another location.

M. Where a linkage system adjoins a public street, the system's width shall be measured from the edge of the existing or proposed curb.

N. Construction standards shall be as specified in this chapter, [Title 11, and the Public Works Standards, and the City of Lacey Development Guidelines and Public Works Standards.](#)

O. A pedestrian-oriented facility may utilize a zero-foot front yard setback if it meets all of the following criteria:

1. Use is pedestrian-oriented as determined by the director of community and economic development or designee;
2. Facade has pedestrian-friendly features, such as awnings, main entrances, and pedestrian scale;
3. Pedestrian entrance is direct to building with no parking or vehicle access lane between sidewalk and the main pedestrian entrance to the building.

P. Each segment of walkways, perimeter sidewalks and landscaping shall be maintained by the property owner, unless a special assessment district is duly established for the specific purpose of maintaining a portion of or all such pedestrian linkage and landscaping improvements. The city shall maintain the intersections of all public streets adjoining any portion of the pedestrian linkage system.

Q. A plot plan of all proposed pedestrian linkage improvements identifying all dimensions and pedestrian features shall be submitted along with the site plan for review to the city.

R. The property owner shall install street trees, in addition to any other landscaping requirements, in accordance with the [City of Lacey Development Guidelines and Public Works Standards.](#)

A street tree planting area may also include decorative paving, other plant materials and street furniture as required by LMC [14.23.086](#).

S. Outdoor exhibits, displays, sales, service of food or drinks, or other activities may be conducted in pedestrian open space and linkage systems, including plazas, whether or not such facilities or activities are customarily accessory to the adjacent principal use; provided, free pedestrian movement through the area without unreasonable interruption by such facilities or activities is available; and provided, said activities comply with the city's regulations for street merchants. Areas, activities and facilities so

approved may be used for regular, intermittent, or temporary special events without further permitting under these zoning regulations, but shall not be exempted hereby from requirements for other permits.

16.25.100 Landscaping requirements.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.25.110 Off-street parking.

A. The provisions of Chapter [16.72](#) LMC, except as they conflict with LMC [16.25.110](#), apply to development in the CBD land use districts.

B. The site plan review committee shall review and approve, approve with conditions or deny a proposal for a parking structure through the site plan review process in Chapter [11.0716.84](#) LMC. The site plan review committee may approve the parking structure only if:

1. *General.*

- a. Driveway openings are limited and the number of access lanes in each opening are minimized.
- b. Ground level screening of parked vehicles by landscaping, or by a wall or other screening, is provided if pedestrian-oriented frontage is not developed at the ground level.
- c. The dimension of the parking structure abutting pedestrian areas is minimized, except where pedestrian-oriented frontage is provided.
- d. Whenever practicable, pedestrian-oriented uses are provided for at the street frontage.
- e. A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above grade levels of the parking structure.
- f. A safe pedestrian linkage system between the parking structure and the principal use exists.
- g. The upper surface of underground parking structures shall not exceed a height of three and one-half feet above the average grade of the abutting public sidewalk and no parking shall be permitted on top of that portion of an underground parking structure which is above the established grade.

2. *Requirements of specific locations.* In addition to the requirements of LMC [16.72.030\(D\)\(3\)\(a\)](#), pedestrian-oriented frontage is required at ground level of a parking structure along any street in a CBD land use district if the parking garage is located at the zero front setback line and/or at the zero side setback line of a corner lot.

C. Parking areas or garages shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles should not cross pedestrian linkages in CBD land use districts.

D. An owner/developer may elect to provide off-street parking by entering a voluntary agreement with the city to pay a fee-in-lieu of constructing or otherwise causing the provision of off-street parking facilities as provided for in LMC [16.25.110\(A\)](#) and Chapter [16.72](#) LMC. Such contributions shall be at a

rate as determined by the city engineer, adjusted annually by a construction cost price index. All contributions shall be deposited in a "downtown parking reserve fund." The fund shall be administered by the city and proceeds shall be used to further the objective of expanding the supply of off-street parking spaces and facilities.

Priorities for construction of parking facilities shall be identified in a comprehensive parking plan and capital improvements program approved by the city council. The plan shall take into consideration the amount of available off-street parking within an area, the need for concentration of public parking facilities to prevent proliferation of private parking lots alternating with buildings, the visual and traffic impacts of parking areas or garages and the degree to which the parking areas or structures will encourage pedestrian circulation.

All moneys voluntarily contributed by an owner/developer shall be spent or loaned by the city within twenty years on public parking areas or structures within the same CBD land use district from which the contribution originated.

16.25.120 Design Review.

All applicable requirements of Chapter [14.23](#) LMC shall be satisfied.

16.25.130 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.25.140 Woodland Creek protection.

All developments and uses proposed for lands bordering Woodland Creek in sub-areas 6 and 7 shall be required to maintain a two-hundred-foot in depth natural buffer from the ordinary high water mark on both sides of the creek. Within this buffer area, no development or use shall be permitted except for natural open spaces, trails, passive recreational activities, streets and utility services. Stormwater runoff directed to Woodland Creek shall be pretreated to mitigate water quality impacts as approved by the city.

Chapter 16.27 GENERAL COMMERCIAL DISTRICT

16.27.010 Intent.

It is the intent of this chapter to:

- A. Permit, in designated areas, commercial uses and activities which depend more heavily on convenient vehicular access than pedestrian access, and which do not require locations in other commercial districts, or which may be inappropriate in other commercial districts;
- B. Limit location of general commercial areas to sites having safe and efficient access to major transportation routes;
- C. Identify the types of commercial uses appropriate or acceptable in the general commercial district;
- D. Provide development standards to enhance the efficient operation of these districts, and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics.

16.27.020 Permitted uses.

A. Specific types of uses permitted in this district are those commercial activities which are more dependent on direct vehicular access than the activities permitted in other districts, including the following:

- 1. Retail and commercial establishments such as:
 - a. Food stores and drug (variety) stores;
 - b. Building, hardware, and garden materials;
 - c. Auto supply stores;
 - d. Gasoline service stations;
 - e. Liquor stores;
 - f. Used good retail stores;
 - g. Sporting goods and related stores;
 - h. Books and stationery, video, and art supply stores;
 - i. Hobby, toy and game shops;
 - j. Photographic and electronics stores;
 - k. Fabric stores;
 - l. Florists;
 - m. Pet shops;

- n. Bulk retail stores;
- o. Personal services;
- p. Professional and business services;
- q. Banks and financial offices;
- r. Greenhouses and garden materials;
- s. Other similar retail, professional and business uses as approved by the site plan review committee;
- 2. Sales and/or servicing of:
 - a. Appliances and home furnishings;
 - b. Automotive equipment;
 - c. Boats and marine equipment;
 - d. Building contractors, including plumbing, electrical, etc.;
 - e. Campers, manufactured homes and trailers;
 - f. Car washes and service stations;
 - g. Farm equipment and supplies;
 - h. Lumber yards and hardware;
 - i. Laundry and dry cleaning, both commercial and self-service;
- 3. Eating and drinking places, including drive-ins;
- 4. Commercial recreation, such as:
 - a. Personal amusement or recreation establishments such as those featuring mechanical or electronic games, games of skill such as billiards, bowling, table tennis, and the like; and
 - b. Drive-in theaters;
- 5. Recycling centers for the collection and temporary storage of materials; provided, that the storage and collection operation is conducted within an enclosed building having a maximum gross floor area of four thousand square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee;
- 6. Child day care centers as provided in Chapter [16.65](#) LMC;
- 7. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.
- B. Similar or related uses permitted as follows:
 - 1. Distributive business establishments such as wholesaling and warehousing, including for example:

- a. Mail order warehouses;
 - b. Automotive parts wholesalers;
 - c. Hotels and motels; and
2. Other, unlisted, similar or related uses, and criteria for determination of similarity or relatedness, as follows:
- a. Uses similar to, or related to, those listed in subsection [A](#) of this section are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan.
 - b. The criteria for such finding of similarity shall include but not be limited to the following:
 - (1) That the proposed use is appropriate in this district;
 - (2) That the development standards for permitted uses can be met by the proposed use;
 - (3) That the public need is served by the proposed use.
- C. Conditional uses may be permitted as provided for in Chapter [11.0916-66](#) LMC.

As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent retail uses, enhances the retail environment and will not adversely impact the city's economic development strategies for the zone.

D. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).

16.27.030 Prohibited uses.

Uses other than those identified or described in LMC [16.27.020](#) are prohibited, including but not limited to:

- A. Auto wrecking yards including junk, scrap metal, and other material salvage operations with the exception of recycling centers as provided for in LMC [16.27.020](#);
- B. Storage of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in this district.

16.27.040 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. Failure of the enforcing officer to require such information shall not be construed as relieving the

operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. An environmental determination shall be made by the responsible official in accordance with the procedures contained in Chapter [11.0716.84](#) LMC.

16.27.050 Site area.

The minimum size of any parcel to be developed in this district shall be ten thousand square feet.

16.27.060 Building location.

Location of buildings or structures on site, if adjacent parcels are in same zoning district or in another commercial or light industrial district, shall be as follows:

- A. Setbacks from side property lines, fifteen feet;
- B. Setbacks from rear property lines, fifteen feet;
- C. Setbacks from front property lines fifteen feet.

Setbacks required by this section may be waived by the site plan review committee pursuant to the policies of this chapter.

16.27.070 Adjacent areas.

Parcels or lots which share a common boundary with properties in a residential or open space/ institutional district shall provide a fifteen foot strip for landscaping along said common boundary in accordance with LMC [16.80.030](#).

16.27.080 Repealed

Repealed by [Ord. 1130](#).

16.27.090 Repealed

Repealed by [Ord. 1496](#).

16.27.100 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.27.110 Height.

Maximum height of buildings shall be eighty feet. Provided however, that structures adjacent to residential zoned properties that exceed forty feet in height shall be setback from such residential properties a minimum of ten feet of setback for each ten feet of building height. Provided further building height may exceed eighty feet through a conditional use permit process. Conditional use permit approval shall be based upon adequate justification for exceeding the height including, but not limited to, compatibility with surrounding uses within the zone, the incorporation of unique architectural features, and mitigation of adverse environmental impacts.

16.27.120 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.27.130 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Exhibit G:

Chapter 16.36 NEIGHBORHOOD COMMERCIAL DISTRICT

16.36.010 Permitted uses.

A. The following uses are permitted in the Neighborhood Commercial zone provided the use meets the requirements of this chapter and the design review standards of Chapter 14.23 LMC:

1. Neighborhood Commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston County Health Department determines are appropriate to the sensitive area.

Residential Uses above ground floor commercial (consistent with LMC 14.23.080)
Ground Floor Multifamily Residential Uses (consistent with LMC 14.23.080) are permitted within Neighborhood Commercial Districts with a minimum of 15,000 square feet of commercial space.
• 20% of all residential units are required to meet affordable housing definitions as identified within RCW 36.70A.030(5).
o Units must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability.
• All residential uses within these districts shall comply with LMC 14.23.086; any exemption listed in LMC 14.23.086 shall not apply.
• Required commercial space of a district containing ground floor residential uses shall be constructed within the initial phase of any proposed project.
Live/work, home occupations (the “work” component in live/work is limited to those uses permitted within this district). The commercial component of live/work units may account for up to one-third of required ground floor commercial minimums necessary for ground floor multifamily residential uses.
Medical and health services
Community and civic facilities
Commercial uses, professional services, offices
Brewpub and public house (consistent with RCW 66.24.580)
Drive-through as an accessory use to a pharmacy, bakery, café, or coffee shop with indoor seating (not permitted between the street and building , or in locations where vehicles would impede pedestrian access to storefront). These uses are exempt from LMC 14.23.082(1)(4) .
Eating and drinking establishment (non-drive-through)
Grocery stores and supermarkets
Retail (retail uses are required to primarily conduct in- person , direct customer sales along the designated pedestrian street storefront)
Services (all activities must occur within buildings)
Rooftop Community Solar (as accessory to permitted use)
Gasoline fueling stations existing or vested on the effective date of the ordinance codified in this section. These existing uses are exempt from Chapter 16.93 LMC.

B. Uses similar to those listed above may be approved by the site plan review committee upon finding the use is consistent with the remaining sections of this chapter and the design standards of LMC 14.23.080, 14.23.082, 14.23.084, and 14.23.086.

16.36.015 Prohibited uses.

Uses other than those identified or described in LMC 16.36.010 are prohibited.

Stacking lanes and truck loading zones <u>adjacent</u> to residential uses
Outdoor storage or repair
Warehousing and mini-storage
Gasoline fueling stations

16.36.020 Environmental performance standards.

A. Compliance. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.

1. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. General Character. Developments in this district shall be characterized by small buildings that add visual interest and human scale through façade articulation, varied building materials, landscaping, covered walkways, art, and decorative elements. Additional defining characteristics include low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations.

1. Operating hours for businesses shall be limited to the hours between 6:00 a.m. and 11:00 p.m. The site plan review committee has the ability to establish an expanded or reduced range of hours of operation for any activity based on potential impacts to the surrounding neighborhood.

C. Location. Neighborhood commercial districts shall generally not be located within less than a one-half mile radius from commercial districts providing similar services or facilities.

16.36.030 Building scale.

The size of buildings shall be as follows:

A. Maximum gross floor area of an individual building for single commercial use, six thousand square feet;

1. Full-service grocery stores have a maximum building coverage of thirty thousand square feet provided they remain consistent with all other elements of this chapter.

2. Preschools have a maximum gross floor area of ten thousand square feet provided they remain consistent with all other elements of this chapter.

B. Maximum gross floor area of individual buildings for multi-commercial, seventeen thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.

C. Maximum gross floor area of individual buildings for multifamily uses, twenty-five thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.

D. Maximum gross floor area of individual buildings for mixed-uses (commercial and residential), forty thousand square feet; maximum individual building coverage of ten thousand square feet.

1. For districts greater than five acres, maximum gross floor area of individual buildings for multi-commercial and multifamily, thirty thousand square feet; maximum individual building coverage of ten thousand square feet.

2. For districts greater than five acres, maximum gross floor area of individual buildings, for mixed-uses (commercial and residential), sixty thousand square feet; maximum individual building coverage of fifteen thousand square feet.

E. Maximum total building coverage, fifty percent;

1. Fifteen Percent Bonus. Projects providing a shared pedestrian-oriented plaza of at least one hundred fifty square feet along a pedestrian walkway, at an intersection, corner, bus stop, or other key pedestrian area approved by the site plan review committee.

a. Such areas shall contain seating for at least six people, a trash and recycling receptacle, drinking fountain, bike rack, pedestrian scale lights, pavers or textured walkways, trees, and landscaping.

2. Maximum total building coverage may be increased by up to twenty-five percent proportional to the amount of required parking located on street, within the building, or below grade at a ratio of 2:1 consistent with the following table:

Table 16T-87.

Street/Below Grade Parking as Percentage of Required Parking:	<u>Building Coverage</u> Bonus:
10%	5%
20%	10%
30%	15%
40%	20%
50%	25%

F. Maximum Development Coverage. Maximum coverage by impervious surfaces eighty percent, unless increased to a maximum of ninety percent consistent with the elements of subsection (E) of this section.

1. Note: Bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may place further limitations on these allowances reducing the maximum development coverage possible on an individual site.

G. Maximum building height, three stories up to a maximum of forty feet;

1. Heights may be increased to a maximum of fifty-five feet, provided the total number of floors is limited to four stories and the top two floors are reserved for residential uses. Below grade parking facilities are excluded from this calculation.

2. Elevations above thirty-five feet will be stepped back at a ratio of one and one-half feet of stepback for every one foot of elevation when located along a property line shared with a residential use.

3. Ground floor commercial and live/work uses must have a minimum height of fifteen feet to accommodate proposed and future commercial uses in the following instances:

a. All corner commercial building units.

b. For all district sizes: the first five thousand square feet of commercial space.

c. For districts greater than two acres: the first ten thousand square feet of commercial space.

d. For districts greater than four acres: the first fifteen thousand square feet of commercial space.

4. All rooftop patios and gathering spaces, utility boxes, antennas, and other rooftop fixtures shall be located away from the roofline in a way that reduces their visual impacts on adjacent residential uses.

5. Upper-story balconies facing existing single-family residential uses on buildings exceeding thirty-five feet shall be constructed with opaque sides a minimum of forty-two inches high.

H. Setbacks.

1. Front, maximum ten feet;

a. Setbacks may be increased to a maximum of fifteen feet to accommodate outdoor seating adjacent to eating establishments, a pedestrian-oriented plaza (subsection (E)(1) of this section), or for ground floor residential uses;

2. Rear, minimum fifteen feet;

3. Side, minimum ten feet.

a. Unless located on a corner lot with frontage on both adjoining streets, in which case, front yard setbacks and design standards shall apply.

16.36.040 Public right-of-way, frontage.

A. Relationship to Public Right-of-Way. Land classified in this district shall be located on an arterial or collector, preferably on a collector cross street.

B. Weather Protection. Located along commercial frontage and residential entrances.

1. Protected area: five feet minimum depth dimension.

2. Awnings on a given block shall be the same or similar height.

3. Canopies, awnings, marquees and arcades may project into the public right-of-way with approval of the site plan review committee.

C. Commercial Windows. Transparent ground floor windows must be provided between two feet and seven feet above the sidewalk along a minimum of sixty percent of the ground floor, total street-facing facade area.

1. Required window areas shall allow views between the building and the street.
2. Reflective, dark, highly tinted or textured glass (below seventy percent visible light transmission) is not permitted.
3. The site plan review committee has the ability to establish different window coverage requirements for full-service grocery stores.

D. Primary Commercial Entry Doors. Shall face street. At least one building entrance shall be directly connected to the primary or secondary street with sidewalks and walkways measuring a minimum of six feet wide.

E. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.

F. Ground floor residential units must be oriented towards a primary street, be elevated a minimum of two feet above primary street grade to increase residential privacy, and allow for primary driveway or vehicle approaches from the side or rear of the site or structure unless determined infeasible based on site characteristics by the site plan review committee.

G. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.

H. Consideration shall be given to load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.

I. Ingress and Egress. Access to a site which is a corner lot shall be limited to one driveway on each of the intersecting streets. Access to a site which is an interior lot shall be limited to one driveway unless the site plan review committee approves two driveways.

16.36.050 Parking.

A. The number of parking spaces required shall be in accordance with Chapter 16.72 LMC and Table 16T-13 (Neighborhood commercial shopping area).

B. Parking allocations for affordable residential units shall be consistent with RCW ~~36-70A.040~~35.21.994 -- Minimum residential parking requirements.

C. On-street parking can be provided to serve customers of commercial uses to help satisfy parking requirements provided street widths provide adequate room pursuant to city standards for on-street parking.

1. In all instances of on-street parking, curb extensions/bulb outs shall be used to improve sightlines and reduce crossing distances for pedestrians.

D. Parking spaces may be used for loading zones in this district, provided loading operations shall not obstruct driveways, sightlines, or direct pedestrian access to storefronts.

E. Off-street parking shall be provided to the rear or side of the structure. No parking shall be permitted between the building and the right-of-way.

F. All required bicycle parking shall be covered or sited in a way that provides weather protection.

16.36.060 Landscaping.

A. Requirements of Chapters 14.32 and 16.80 LMC shall be satisfied.

B. A fifteen-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.

C. Create common open spaces that are inviting to district patrons, residents, and the neighborhood in which it is located.

D. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee.

E. Minimum Tree Threshold. Multifamily lot standards consistent with Table 14T-18 shall apply to all portions of the district.

1. When evaluating sites with existing trees, site and project design shall be consistent with LMC 16.80.040, Preservation of significant trees.

16.36.070 Architectural compatibility and site design.

A. All requirements of Chapter 14.23 LMC for mixed use zones shall be satisfied. Specific attention will be given to how proposed uses align with the design standards of LMC 14.23.080, 14.23.082, 14.23.084, and 14.23.086. In the event of a conflict between this chapter and any other provision of any Lacey Municipal Code, the most restrictive section consistent with LMC 16.36.020(B) shall guide site plan review.

B. Corner Buildings. Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, public spaces, changes in building materials, atrium, or special roofline features with approval of the site plan review committee.

C. Site Continuity. When ground floor residential uses are included within a district, visual and physical continuity will be maintained. Residential and commercial uses will be integrated within a district without hard separations of use, physical barriers, or fencing intended to isolate or segment uses from the rest of the district.

D. Where applicable, ground floor residential uses will be located away from primary district corners and as a buffer between adjacent residential properties and commercial uses located within the district.

E. Development proposals contiguous to undeveloped parcels shall show conceptually how the adjacent property may be developed in relationship to the lot or parcel proposed for development. The plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

F. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, pedestrian walkways, and other areas of a site shall provide adequate light quality, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way. The site plan review committee may place additional requirements on outdoor lighting consistent with LMC 16.36.020(B)(1).

1. Light fixtures shall be of a pedestrian scale, provided lights within the interior of a parking lot may be at a greater height for security purposes. Facades shall be lit from the exterior, and, as a general rule, lights should be non-glaring and concealed through shielding, diffusion, or recessed behind architectural features.

16.36.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Chapter 16.37 HAWKS PRAIRIE BUSINESS DISTRICT¹

16.37.010 Intent.

It is the intent of this chapter to:

~~A. Implement the goals and policies of the Northeast Area Element of the Comprehensive Plan as they relate to the area designated Hawks Prairie Business District.~~

~~B.A.~~ Encourage development of an integrated, planned community where people will want to live and work, by permitting residential and compatible business uses to develop in close proximity to each other, with strong functional and aesthetic links, through the implementation of strict performance standards.

~~C.B.~~ Assure that development is site sensitive, user efficient, and furthers the mixed-use policies of the ~~Northeast Area Element of the~~ Comprehensive Plan.

~~D.C.~~ Assure that early development does not unnecessarily foreclose options for later projects and that new uses can be added without jeopardizing uses already established or planned.

~~E.D.~~ Encourage originality, flexibility, and innovation in site planning and development, including architecture, landscaping, and graphic design, as well as circulation and infrastructure systems.

~~F.E.~~ Assure that the natural and environmental characteristics and attributes of the district are preserved and enhanced.

~~G.F.~~ Encourage and facilitate the use of mass transit and other forms of transportation alternatives to the single occupancy vehicle.

~~H.G.~~ Provide for development consistent with the vision represented on the conceptual Hawks Prairie Business District site plans. This vision is of an area with distinctive character which includes such things as focal points at intersections and special site planning and building design considerations, all of which create a distinctive place to gather. The conceptual Hawks Prairie Business District site plans, Tables [16T-67](#) through [16T-70](#), are intended to serve as a guide in fulfilling the intent and provisions of the Hawks Prairie Business District.

~~I.H.~~ Preserve an adequate supply of commercial areas located to maximize future market potential and to ensure the city is able to provide services for the projected growth in the region.

16.37.020 Permitted uses ~~in the designated commercial area.~~

~~The following uses are permitted in that portion of the Hawks Prairie Business District designated as commercial area on Table [16T-67](#):~~

A. Commercial

- a. Apparel
- b. Automotive supplies
- c. Auto sales including new or used cars, campers, trailers, motorcycles and boats subject to the provisions of LMC [16.37.070\(K\)](#)
- d. Books and stationery
- e. Convenience stores and service stations designed for fueling no more than eight automobiles simultaneously and subject to the provisions of LMC [16.37.070\(H\)](#)

- f. Department stores
 - g. Drug stores and pharmacies
 - h. Fabric stores
 - i. Florists
 - j. Food stores
 - k. General merchandise
 - l. Gifts/specialty
 - m. Hobby/special interest
 - n. Home appliances/electronics
 - o. Home furnishings
 - p. Home improvement centers/garden supplies
 - q. Jewelry and cosmetics
 - r. Liquor
 - s. Medical and dental offices and clinics (within multi-tenant buildings)
 - t. Personal services
 - u. Professional services when provided as an integral part of a commercial center
 - v. Sporting goods and related stores.
- B. Hotels and motels.
- C. Convention centers and conference facilities.
- D. Eating and drinking establishments.
- a. Restaurants with drive through windows shall meet the provisions of LMC [16.37.070\(I\)](#).
- E. Cultural, entertainment and recreation
- a. Art galleries
 - b. Athletic facilities and health clubs
 - c. Bowling alleys
 - d. Cinemas
 - e. Libraries and museums.
- F. Day care facilities when provided as an integral part of a commercial center and in support of the other uses therein.
- G. Financial institutions
- a. Banks
 - b. Brokerages
 - c. Finance companies
 - d. Insurance and real estate offices
- ~~e. Such uses shall be allowed only when provided as an integral part of a commercial center and in support of the other uses therein.~~
- H. Residential subject to the provisions of LMC [16.37.070\(L\)](#).
- ~~I. Other similar and related uses consistent with the intent of the zone as determined by the site plan review committee.~~
- ~~J. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.~~

~~16.37.030 Permitted uses in the business/commercial area.~~

~~The following uses are permitted in that portion of the Hawks Prairie Business District designated as business/commercial area on Table 16T-67.~~

~~K. A. All uses listed under LMC 16.37.020.~~

~~L. B.~~ Public services

- a. Higher education facilities
- b. Vocational schools
- c. Local public services including charitable and service organizations, employment centers, fire stations, police stations and other local government offices.

~~M. J.~~ C. Mass transit

- a. Bus transfer facilities
- b. Park and ride lots, provided facilities are integrated into a commercial/mixed use site plan and parking facilities are shared with other uses.

~~N. K.~~ D. Offices and manufacturing

- a. Computer hardware and software development and assembly

~~b. Conference facilities~~

~~c. b.~~ Corporate/regional/administrative offices

~~d. c.~~ Day care facilities

~~e. d.~~ Electrical equipment research, development, and assembly

~~f. Financial institutions including banks, brokerages, finance companies, insurance and real estate offices~~

~~g. e.~~ High-tech industry

~~h. Medical offices and clinics~~

~~i. f.~~ Offices and manufacturing

~~j. g.~~ Photo and optical goods design and development

~~k. h.~~ Professional and business offices

~~l. i.~~ Scientific research and development

~~m. j.~~ Scientific, analytic or control instrument research and development.

~~O. E. Eating and drinking establishments~~

~~a. Restaurants with drive-through windows shall be subject to LMC 16.37.070(I).~~

~~b. k.~~ F. Warehouse and distribution activities, when developed in conjunction with a primary function such as business headquarters, research and design, marketing or retail sales and subject to the granting of a conditional use permit.

~~P. L.~~ G. Medical facilities.

~~Q. H. Residential subject to the provisions of LMC 16.37.070(L).~~

~~R. M.~~ I. Other similar and related uses in accordance with the intent of this chapter as determined by the site plan review committee.

~~S. N. J.~~ Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

16.37.040 Prohibited uses ~~in all Hawks Prairie Business District areas.~~

~~The following types of uses are prohibited in the Hawks Prairie Business District.~~

A. Uses with physical and operational requirements generating substantial:

Truck traffic

Dust

Glare

Heat or vibration

Noise

Odors.

B. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the Hawks Prairie Business District, or will adversely impact the city's economic development strategies for this zone. These uses shall include, but are not limited to:

Activities entailing movement of heavy equipment on and off the site except during construction;

Auto or truck storage or repair as a primary use;

Cemeteries and crematoria;

Machine shops;

Motor freight terminals;

State, federal or public regional offices or facilities other than educational facilities as set forth in LMC [16.37.030](#);

Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills;

Standalone warehouse and distribution facilities.

16.37.050 Conditional uses.

Conditional uses consistent with the intent of the Hawks Prairie Business District and its permitted uses may be permitted as provided for in Chapter [11.0916-66](#) LMC.

16.37.060 Site requirements.

A. *Street setbacks.* Ten foot minimum setback for structures and parking lots in a development and any public street.

B. *Minimum lot size.* Lots must be of adequate size to accommodate the allowed uses within the zone and be consistent with the vision for the area. In no case shall new lots be created that are under three acres in size, unless divided simultaneously with a site plan review approval for development on the new parcel(s) under three acres being divided.

~~C. *Minimum development size.* No parcel less than ten acres in size shall be developed with business/commercial uses, except where contiguous to, or functionally part of, an already developed or planned business/commercial area.~~

16.37.070 Design standards.

A. *Relationship Between Buildings.* Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.

B. *Interior Circulation.* Development proposals shall include the following components:

1. Location and number of access points to the public streets.
2. Sidewalks that provide continuous pedestrian and bicycle access along public, state, or private access roads and to primary uses within the development.
3. General interior circulation.
4. Separation of pedestrian and vehicular traffic, via strategically located, clearly defined pedestrian corridors through parking lots and other means of clearly differentiating pedestrian areas from vehicle areas. The number and location of pedestrian corridors shall be determined by the city based on the size and scale of the development.
5. Arrangement of parking areas that are safe and convenient and do not detract from the design of proposed buildings and structures and the neighboring properties.

C. *Access.* Connection to arterials shall be made at city determined locations. Full access to arterials may be restricted by the city where necessary to facilitate efficient traffic circulation.

D. *Transit.* Buildings shall be located so as to encourage and facilitate the use of transit and other forms of transportation alternatives to the single occupancy vehicle.

E. *Signs.* The size, location, design, color, texture, lighting and materials of all signs shall not detract from the design of proposed buildings and structures and shall comply with Chapter [16.75](#) LMC.

F. *Parking.* All parking areas and structures shall comply with the standards of Chapter [16.72](#) LMC.

G. *Utilities.* All permanent utility lines, pipes and conduits shall be located below ground, and all other utility facilities, except fire hydrants, shall be landscaped and screened with sight-obscuring vegetation.

H. *Standards for Convenience Stores and Service Stations.*

1. Must be sized and designed to be compatible with the Hawks Prairie Business District zone.
2. Convenience stores and service stations shall not be permitted on any parcel adjacent to an intersection.
3. Special attention must be given to assure compliance with the standards for the area. The site plan review committee may require revisions to the proposed layout in order to achieve such consistency.
4. Maximum front building setback shall be fifteen feet.
5. Signs must be consistent with the sign regulations contained in Chapter [16.75](#) LMC.

6. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.

I. Standards for Restaurants with Drive-Through Windows.

1. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.
2. Drive-through lanes and parking areas may not be located between the building and any public street.
3. Restaurants with drive-through windows shall not be permitted on any parcel adjacent to an intersection.

J. Mixed Use Occupancies. Residential units and retail business or office uses shall be permitted within the same structure, subject to the following limitations:

1. The nonresidential uses must have vehicular access via a business street or arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Business/commercial uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
3. Business and residential portions of the building must be separated by a soundproofed concrete or wood floor, insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines, heating and air conditioning ducts, and similar devices not producing noise or vibration or requiring regular access.

K. Standards for Auto Sales.

1. A showroom building is required. Maximum front building setback shall be fifteen feet. Showroom windows and displays shall face the fronting street encompassing a minimum of sixty percent of the facade surface area.
2. Showroom building width shall be a minimum of forty percent of the width of the parcel fronting the street.
3. Outdoor vehicle display shall be located at the side or rear of the showroom building.
4. Service facilities shall be located to the rear of the showroom building with bay doors oriented to the rear of the building. Any separate service buildings shall be located internal to or at the rear of the site.
5. Fifteen feet of Type II landscaping is required on any right-of-way frontages not containing a showroom or other building.
6. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures in compliance with the Design Review Checklist for the Hawks Prairie Business District.

7. Any existing buildings modified for the purposes of auto sales shall meet the requirements of this chapter.

L. Standards for Residential.

1. Residential units shall be located in mixed use buildings that have the first floor dedicated to offices or other nonresidential uses. An exception may be granted by the community and economic development director for allowing ground floor residential under the following conditions:

a. As part of an approved master plan; provided, that the distance to a commercial or office building does not exceed one thousand feet.

b. The ground floor residential uses are directly connected by pedestrian amenities to commercial and/or office uses.

c. Buildings must be of an urban architectural style that is harmonious with and complementary to surrounding structures in compliance with the Design Review Checklist for the Hawks Prairie Business District.

d. Ground floor residential uses shall be limited to townhomes, row homes, live/work, and urban walk-up apartments and not occupy primary district frontages and high activity corners. No more than fifty percent of the total units shall be used for townhomes or row homes.

2. Maximum residential density shall be calculated at twenty units per acre. No more than ten percent of a parcel shall be used to calculate the number of units permitted on that parcel. However, this ten percent limitation shall not apply to parcels that measured less than twenty acres as of June 1, 2021.

M. *Design Review.* All development in the Hawks Prairie Business District shall be consistent with the appropriate provisions of Chapter [14.23](#) LMC.

16.37.080 Site plan requirements.

A. All developments in the Hawks Prairie Business District shall require site plan review and approval pursuant to Chapter [11.0716-84](#) LMC.

B. Development proposals contiguous to undeveloped parcels shall show conceptually how the adjacent property may be developed in relationship to the lot or parcel proposed for development. The plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

C. The site plan review committee may require changes in proposed development plans in order to ensure consistency with the vision and intent of the Hawks Prairie Business District as set forth in this chapter and Tables [16T-67](#) through [16T-70](#) and incorporated herein.

16.37.090 Landscaping requirements.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.37.100 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual. Systems designed for runoff retention and control shall be subject to review and approval by the city.

Stormwater generated on site shall not cause pollution to any surface or ground water so as to violate local, state or federal standards governing the quality of such waters.

16.37.110 Common open space.

A. There shall be set aside for common open space not less than ten percent of the total site acreage of each office, commercial or other such development. It is the intent of this district that open spaces shall be designed to be consolidated and contiguous in large commonly dedicated areas wherever possible. Open space shall be located and designed to be useable for the recreation and enjoyment of the patrons, employees, and residents of the Hawks Prairie Business District.

B. The common open space shall be planned as a contiguous area located for the maximum benefit of the area it was designed to serve, preserving and where possible enhancing natural features.

C. Acceptance of open space areas proposed to be dedicated to the city shall be at the city's discretion.

16.37.120 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with Chapter [16.57](#) LMC, environmental performance standards.

1 Chapter [16.37](#) LMC was repealed in its entirety by Ord. [1054](#) §1, 1997, and replaced by Ord. [1054](#) §2, 1997.

Chapter 16.39 LIGHT INDUSTRIAL/COMMERCIAL DISTRICT

16.39.010 Intent.

It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.
- B. Implement the policies of the Comprehensive Land Use Plan for light industrial/commercial areas in the Hawks Prairie Planning Area.
- C. Mandate that an essential consideration in review of development in the light industrial/commercial zone will be the overall impact to road infrastructure and the impact on the accommodation of other uses on the city road network. Particular attention must be paid to impacts that could discourage retail commercial development because of road capacity and level of service at key intersections.
- D. Prohibit uses which are not primarily conducted indoors, or involve hazardous materials, or truck terminals or cross dock facilities and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
- E. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial/commercial zoning district and surrounding zoning districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.
- F. Permit in the same areas such commercial uses as may be compatible with the industrial activities.
- G. Protect light industrial/commercial areas from other uses which may interfere with the purpose and efficient functioning of said areas.
- H. Protect living areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial/commercial areas.
- I. Provide criteria for the location and standards for the development of said areas.

16.39.020 Permitted uses.

- A. The uses allowed in this district are limited to those necessary for a healthy and vibrant employment zone that promote manufacturing job generation or commercial development and occupying a building with a footprint no larger than a total of two hundred thousand square feet in size. A use must meet the intent of the zone as stated in LMC [16.39.010](#) and be described in the following portions of this subsection in order to be permitted. Types of uses permitted in the light industrial/commercial district subject to satisfying the intent of the zone may include:

1. Light industrial activities involving the manufacture, repair, servicing or sale of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community. Such goods or products may include, but are not limited to:

- a. Mechanical, automotive, marine and contractors' or builders' equipment and supplies;
- b. Electrical and electronic equipment or products;

2. Light industrial activities involving the assembly of manufactured products and processing of materials. Such products may include, but are not limited to:

- a. Sheet metal, cans, cable;
- b. Cloth, paper;
- c. Commercial bakery goods;
- d. Cosmetics;
- e. Dairy products, and other agricultural commodity and processing, except slaughtering, and except where such activities generate nuisance characteristics likely to impact surrounding property;
- f. Scientific, medical and precision instruments and equipment;

3. Other uses:

- a. Warehousing and distribution facilities and storage of equipment, commodities and products;
- b. Laundry and dry cleaning plants;

~~c. Mineral extraction subject to Chapter [16.45](#) LMC;~~

~~d.~~ Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (e.g., plant cafeteria, recreation area);

~~e.~~ Mail carrier services that predominantly utilize smaller trucks, such as U.S. Mail facilities, United Parcel Service, Federal Express and other similar services;

~~f.~~ Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;

4. Existing buildings that have a footprint larger than two hundred thousand square feet shall be considered in compliance with this section based upon mitigation under previous approvals.

B. General commercial uses that are compatible with adjacent uses in this zone and sometimes considered heavier commercial uses that may not be compatible with uses in other zones including:

- 1. Building material sales, lumber yards, hardware and garden materials;
- 2. Auto supply stores;
- 3. Car washes and gas and service stations;

4. Automotive repair;
 5. Used good retail stores;
 6. Wholesale sales;
 7. General retail sales;
 8. Automobile sales;
 9. Servicing of equipment;
 10. Building contractors and staging for contracting business provided all equipment stored outside is effectively screened from adjacent properties and road right-of-way;
 11. Campers, trailers and manufactured home sales;
 12. Boat and marine equipment sales;
 13. Farm equipment supplies;
 14. Eating and drinking establishments;
 15. Commercial recreation;
 16. Recycling;
 17. Business, professional and personal services (e.g., banks, accounting services, barber shops);
 18. Motels;
 19. Taxidermy;
 20. Veterinary clinics (limited to small animals);
 21. General retail activity;
 22. Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises;
 23. Firefighters' sleeping quarters in fire houses.
- C. Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:
1. Uses similar to, or related to, or compatible with those listed or described in subsection [A](#) of this section are permitted upon a finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan.
 2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:

- a. The proposed use is appropriate in this area;
- b. The development standards for permitted uses can be met by the proposed use;
- c. The public need is served by the proposed use;
- d. The use meets expectations of the Comprehensive Land Use Plan, Transportation Plan, and Economic Development Element.

D. Conditional Uses Permitted: Conditional uses may be considered as provided for in Chapter [11.0916.66](#) LMC, provided all applicable standards necessary to mitigate identified impacts are satisfied.

1. For a conditional or special use to be approved it must be shown that the use would meet the goals of the Comprehensive Land Use Plan, the Transportation Plan, the Economic Development Element, and would promote higher job generation or other significant benefits to the Lacey community.
2. As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent light industrial or commercial uses, enhances the marketability of the light industrial/commercial zone and will not adversely impact the city's economic development strategies for the zone.

E. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).

16.39.030 Prohibited uses.

Uses other than those identified or described in LMC [16.39.020](#) are prohibited, including but not limited to:

- A. All buildings over two hundred thousand square feet in size except in accordance with the requirements of LMC [16.39.042](#).
- B. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or by-products which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards; or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.
- C. Examples of prohibited uses are:
 1. Animal slaughtering;
 2. Care and/or sale of livestock, poultry or similar animals;
 3. Storage, manufacture or sale of highly volatile or otherwise extremely hazardous substances or materials;

4. Any heavy industrial activity including truck terminals, cross dock facilities or any structure designed for similar type use.

16.39.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

16.39.041 Master SPR Requirement.

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of Chapter [11.07](#)~~16.84~~ LMC. The review shall consider requirements similar to the city land division standards in Chapter [15.12](#) LMC, landscaping requirements of Chapter [16.80](#) LMC and design review requirements of Chapter [14.23](#) LMC. The site plan review committee shall determine whether the standards referenced are appropriate for the project being reviewed.

16.39.042 Sites of forty acres or more.

Site plan review and binding site plan approval may be given for projects proposed to contain one building greater than two hundred thousand square feet but not more than five hundred thousand square feet; provided the following site and design standards are met:

- A. The site shall consist of a parcel or contiguous parcels totaling a minimum of forty acres.
- B. Existing buildings retained within a six-month, one-year or five-year zone of a wellhead protection area shall be transferred from septic systems to public sewers within twenty-four months after approval of the first building permit unless otherwise provided for by a development agreement.
- C. To reduce the displacement of existing small and medium sized businesses the applicant shall enter into a development agreement that identifies an area consisting of no less than five contiguous acres where the existing buildings would be initially retained until a later redevelopment phase of the project subject to the following standards:
 - 1. Future redevelopment within this area shall be designed to incorporate multiple buildings and/or one or more multi-tenant buildings to create spaces of varying size which are intended for a mix of small to medium size businesses.
 - 2. Where this redevelopment area abuts a major transportation corridor (e.g., Marvin Road), the redevelopment shall create a transition in building sizes that reduce the scale and intensity of adjacent

buildings greater than two hundred thousand square feet, and incorporate setbacks and landscaping along the frontage that is consistent with that corridor.

D. When uses identified in LMC [16.39.020\(A\)](#) will be adjacent to a residential zoned property (LD, MD or HD), or an open space institutional zoned property (OSI), the minimum yard setback between the residential or open space institutional zone shall be fifty feet and include a twenty-foot Type I landscaping buffer as defined in LMC [16.80.050\(B\)](#). Provided, however, that these uses are separated from a residential or open space institutional zone by commercial development, the required buffer shall be fifteen feet and include at least an eight-foot Type II landscaping buffer as defined in LMC [16.80.050\(B\)](#).

E. Truck bay doors and/or loading or unloading areas shall not face residential zoned property (LD, MD or HD), if within two hundred fifty feet of said zones, unless separated by the placement of a building without bay doors or landscape or other screening that reduces visual and noise impacts.

F. When adjacent to a residential zoned property (LD, MD or HD), a noise study shall be performed to demonstrate that the proposed use can comply with the maximum noise limits established by LMC [16.57.030](#) and Chapter [173-60](#) WAC.

G. Site design shall incorporate a mix of landscaping, berms, fencing, building setbacks, and/or other site design elements to establish internal transitions between light industrial and commercial uses within the master site plan which reduce visual and noise impacts created by truck movements, loading and unloading.

H. Truck access and circulation shall be designed to reduce or restrict the travel of truck traffic through residential areas. Such measures may include, but not be limited to, median controls, signage, driveway design, and internal circulation. All methods are subject to approval by the city of Lacey community development and public works departments.

I. New commercial and industrial buildings shall be consistent with the applicable city of Lacey design review standards found in LMC [14.23.082](#) for commercial buildings and LMC [14.23.083](#) for industrial buildings.

J. When a site is adjacent to a residential zone, the applicant shall hold a neighborhood meeting to provide information on the proposed development. Notice of the meeting shall be sent by mail to all property owners within three hundred feet, as well as to adjacent homeowners' associations or neighborhood groups within the radius.

16.39.050 Site requirements.

Minimum site requirements shall be as follows:

A. Lot area, ten thousand square feet.

B. Lot width, one hundred feet.

C. Side yard setback, fifteen feet unless the property abuts residentially zoned property, in which case the side yard setback shall be twenty-five feet.

D. Rear yard setback, fifteen feet unless the property abuts residentially zoned property, in which case the rear yard setback shall be twenty-five feet.

E. Front yard setback, fifteen feet.

16.39.060 Building allowance.

Maximum building allowance shall be as follows:

A. Development coverage, eighty percent of site;

B. Height:

Lot Area	Max. Bldg. Height
Less than 1 acre	35 feet
1 to 2 acres	45 feet
More than 2 acres	60 feet

C. Floor area, one square foot of floor area per foot of land area.

16.39.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.39.080 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.39.090 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

16.39.093 Design review.

All industrial and commercial buildings and uses shall comply with design review standards of Chapter [14.23](#) LMC. Design review shall promote the development of an attractive and functional light industrial site and contribute to the city's economic development by promoting healthy, vibrant and attractive industrial areas that will attract additional private investment.

Chapter 16.40 LIGHT INDUSTRIAL DISTRICT

16.40.010 Intent.

It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of light industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.
- B. Implement the policies of the Comprehensive Land Use Plan for light industrial areas in the Hawks Prairie Planning Area.
- C. Protect light industrial areas from other uses which may interfere with the purpose and efficient functioning of said areas.
- D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas.
- E. Provide criteria for the location and standards for the development of said areas.
- F. Prohibit uses which are not primarily conducted indoors, involve hazardous materials, or involve truck terminals or cross dock facilities where materials are unloaded from an incoming semi-trailer truck and loaded directly into outbound trucks with no storage in between and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
- G. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial and surrounding zone districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.
- H. Use design review to ensure that development is of a scale and look that is complementary to the rest of the zone and the surrounding area.
- I. Meet Lacey's goals for diversification of its industrial base and expansion of its employment base.

16.40.020 Permitted uses.

A. *Permitted Uses.* Uses allowed within this zone are limited to those necessary for a healthy and vibrant employment zone that promote manufacturing activity and job generation. A use must meet the intent of the zone as stated in LMC [16.40.010](#) to be permitted. Types of uses that may be permitted in the light industrial district, subject to satisfying the intent of the zone, may include:

1. Light industrial activities involving the manufacture, assembly, repair, servicing of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.

Such goods or products may include, but are not limited to:

- a. Mechanical, automotive, marine and contractors' or builders' equipment and supplies;
- b. Electrical and electronic equipment or products;
- 2. Light industrial activities involving the assembly of manufactured products and processing of materials.

Such products may include, but are not limited to:

- a. Sheet metal, cans, cable;
- b. Cloth, paper;
- c. Commercial bakery goods;
- d. Cosmetics;
- e. Dairy products, and other agricultural commodity and processing, except slaughtering, and except where such activities generate nuisance characteristics likely to impact surrounding properties;
- f. Scientific, medical and precision instruments and equipment;

3. *Other Uses.*

- a. Warehousing and distribution facilities and storage of equipment, commodities and products;
- b. Laundry and dry cleaning plants;

~~c. Mineral extraction subject to Chapter [16.45](#) LMC;~~

~~d.~~ Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises;

~~e.~~ Firemen's sleeping quarters in fire houses;

~~f.~~ Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;

4. Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (e.g., plant cafeteria, recreation area);

5. Mail carrier services that predominantly utilize smaller trucks, such as U.S. Mail facilities, United Parcel Service, Federal Express and other similar services;

6. Buildings in existence prior to January 1, 2010, that have a footprint larger than five hundred thousand square feet shall be considered in compliance with this section based upon mitigation under previous approvals.

B. *Similar Uses.* Similar or related uses permitted, and criteria for determination of similarity or relatedness as follows:

1. Uses similar to, or related to, or compatible with those listed or described in subsection [A](#) of this section are permitted upon a finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan;
2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use;
 - d. The use meets expectations of the Comprehensive Land Use Plan, Transportation Plan, and Economic Development Element.

C. Conditional Uses Permitted.

1. Conditional uses may be considered as provided for in Chapter ~~11.0916.66~~ LMC.
2. For a conditional use to be approved it shall be demonstrated that the use would meet the goals of the Comprehensive Land Use Plan, the Transportation Plan, the Economic Development Element, and would promote job generation or other significant benefits to the Lacey community.
3. As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent light industrial uses, enhances the marketability of the light industrial zone and will not adversely impact the city's economic development strategies for the zone.

D. On-Site Hazardous Waste Treatment and Storage Facilities as an Accessory Use. On-site hazardous waste treatment and storage facilities may be permitted as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).

16.40.030 Prohibited uses.

A. Uses other than those identified or described in LMC [16.40.020](#) are prohibited, including but not limited to all uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or by-products which, if uncontrolled, would contaminate the environment to a degree which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies.

B. Examples of prohibited uses are:

1. Animal slaughtering;
2. Care and/or sale of livestock, poultry or similar animals;

3. Storage, manufacturing or sale of highly volatile or otherwise extremely hazardous substances or materials;
4. Any heavy industrial activity including truck terminals, cross dock facilities or any structure designed for similar type use.

16.40.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. In addition, any outside storage must have sight-obscuring screening, such as native and drought tolerant vegetation, around the storage area. All stored materials shall not exceed the height of the screening.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

16.40.050 Site requirements.

Minimum site requirements shall be as follows:

- A. Lot area, twenty thousand square feet.
- B. Lot width, one hundred feet.
- C. Side yard setback, fifteen feet.
- D. Rear yard setback, twenty-five feet.
- E. Front yard setback, twenty feet.
- F. Buildings of more than two hundred thousand square feet shall meet the requirements of LMC [16.40.052](#).
- G. Wherever there are multiple buildings on the same lot, a minimum separation distance, meeting the requirements of LMC [14.23.083](#), shall be maintained between such buildings.
- H. When adjacent to a residential zoned property (LD, MD, or HD), or an open space institutional zoned property (OSI), the minimum yard setback adjacent to the residential or open space institutional zone shall be fifty feet.
- I. Truck bay doors and/or loading or unloading areas shall not face residential zoned property (LD, MD or HD), if within two hundred fifty feet of said zones, unless separated by the placement of a building without bay doors and/or loading or unloading areas facing the residential zone.

16.40.051 Master SPR requirement.

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of Chapter [11.0716.84](#) LMC. The review shall consider requirements similar to the city land division standards in Chapter [15.12](#) LMC, landscaping requirements of Chapter [16.80](#) LMC and design review requirements of LMC [14.23.083](#). The site plan review committee shall determine whether the standards referenced are appropriate for development of the project being reviewed.

16.40.052 Sites of forty acres or more.

Master site plan review and binding site plan approval may be given for projects proposed to contain buildings with a footprint of more than two hundred thousand square feet when the following site standards have been met:

- A. The site consists of a parcel or contiguous parcels totaling a minimum of forty acres.
- B. The master plan shall provide for a multiple-building complex consisting of three or more buildings.
- C. Truck access to the site shall be from a city of Lacey street. Methods to discourage and/or restrict truck traffic from traveling through residential areas shall be incorporated into the site design and/or project approval. Methods to restrict truck access may include, but are not limited to, median controls, signage, driveway design, and internal circulation. All methods are subject to approval by the city of Lacey community development and public works departments.
- D. When adjacent to a residential zone, a one-hundred-foot natural treed buffer tract shall be established meeting the city of Lacey tree tract standards established in LMC [14.32.064](#) and [14.32.065](#) at the time of building construction.
- E. Buildings shall be consistent with the city of Lacey industrial design review standards contained in LMC [14.23.083](#).
- F. Construction pads for buildings with a footprint greater than two hundred thousand square feet shall be limited to seventy-five percent of the buildable area of the site in order to provide a variety of building sizes throughout a multiple-building complex.
- G. When a site is adjacent to a residential zone, the applicant shall be encouraged to meet with the adjacent homeowners' association or neighborhood group to provide project and contact information to the residents.

16.40.060 Building allowance.

Maximum building allowance shall be as follows:

- A. Development coverage, seventy percent of site;
- B. Maximum building coverage, forty percent.

16.40.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.40.080 Landscaping.

A. All applicable requirements of Chapter [16.80](#) LMC shall be satisfied.

B. *Adjacent Areas.* Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall be required to landscape the rear 35 feet of the required setback area.

The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting. The landscaping plan shall provide a mix of vegetative species that at maturity will provide an effective height, canopy and buffer between the two different land uses. Requirements of LMC [16.80.050\(B\)](#) for a type one landscaping shall be satisfied.

16.40.085 Refuse.

A. Refuse container screening shall be required and be native and drought tolerant landscaping or material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

B. No refuse container shall be permitted between a street and the front of a building.

C. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

16.40.090 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. Where wetlands are adjacent to the site, low impact development techniques and drainage strategies shall be considered.

16.40.093 Design review.

All industrial buildings and uses shall comply with applicable design review standards of LMC Title [14](#). Design review should promote the development of an attractive and functional light industrial site, and contribute to the city's economic development by promoting healthy, vibrant and attractive industrial areas that will attract additional private investment.

Chapter 16.41 COMMUNITY OFFICE DISTRICT

16.41.010 Intent.

It is the intent of this chapter to:

- A. Provide an environment conducive to a broad range of office uses including administrative facilities, research institutions, professional offices, and medical offices;
- B. Provide the opportunity for specialized manufacturing operations, subject to appropriate controls, to protect nearby land uses;
- C. Allow for a broad range of complementary uses including multifamily residential, limited retail uses, and commercial recreation uses;
- D. Retail uses in this zone shall be limited because of the community office district's proximity to zoning districts that provide retail services;
- E. Provide development standards to enhance the compatibility of the district adjacent to commercial or residential areas.

16.41.020 Permitted uses.

- A. Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber;
- B. Printing, publishing and book binding;
- C. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;
- D. Scientific research, testing and experimental development laboratories;
- E. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, or charitable institutions;
- F. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use. Such warehousing and distribution facilities shall meet the definition of accessory use in LMC [16.06.070](#);
- G. *Professional Services.* The following professional service uses are allowed:
 - 1. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;
 - 2. Professional offices offering direct business or professional services to consumer/clients, including but not limited to: real estate and security agents and brokers, accountants, attorneys, engineers, planners, architects, financial planners, travel agencies, etc.;

H. Daycare centers;

I. Indoor commercial recreation facilities such as indoor soccer, ice skating, playgrounds, athletic clubs, and gymnasiums; provided, that any use exceeding ten thousand square feet requires approval of a conditional use permit as provided in Chapter ~~11.0916-66~~ LMC;

J. Retail uses are permitted only on the ground floor of multistory buildings where the upper floors are used for office and/or residential uses;

K. Long-term residential care facilities for elderly individuals including assisted living facilities, memory care, continuing care retirement communities, and skilled nursing facilities;

L. Multifamily residential as a secondary use to other listed commercial uses within this chapter subject to the standards of Chapter ~~16.18~~ LMC, High Density Residential District, and generally located above ground floor commercial and/or away from primary frontage and activity corners of parcel;

~~M. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;~~

~~MM.~~ Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:

1. Uses similar to, or related to, or compatible with those listed or described in this section are permitted upon a finding by the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey Comprehensive Plan;
2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use;

~~ON.~~ Conditional uses may be permitted as provided for in Chapter ~~11.0916-66~~ LMC.

The city may consider administrative offices of governmental institutions as a conditional use. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent uses, enhances the marketability of the community office zone and will not adversely impact the city's economic development strategies for the zone.

16.41.030 Prohibited uses.

Uses other than those identified or described in LMC ~~16.41.020~~ are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards;

or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.

B. Examples of prohibited uses are:

1. Uses which would generate extensive heavy truck traffic;
2. Warehouse/distribution facilities meeting the definition of primary use under LMC [16.06.660](#);
3. Gasoline outlets.

16.41.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to make adequate provision for the transportation, use, storage, containment and disposal of all chemicals and materials used on the site. A complete list of all chemicals to be used or stored on the property shall be provided at the time of application. All storage handling methods shall conform to the hazardous material laws administered by the Washington Department of Ecology. Consideration shall be given to protect surface and ground water quality.

The operator and/or proprietor shall provide such reasonable evidence and technical data as the enforcing officer or the site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

All applications shall be submitted to and reviewed by the city for compliance with good sanitary practice, appropriate aquifer protection, and hazardous waste management planning.

Failure of the enforcing officer or site plan review committee to require such information shall not be construed as relieving the operator and/or proprietor from compliance with the environmental performance standards of this title.

16.41.050 Site requirements.

Minimum requirements shall be as follows:

A. *Minimum Lot Size.* The lot size shall be sufficient to accommodate the use(s) and requirements of the ~~Lacey Municipal Code and Development Guidelines and~~ Public Works Standards;

B. *Setbacks.*

1. *Front Yard.* The front yard shall be a minimum of fifteen feet.
2. *Yard Area on Flanking Street or Corner Lot.* The yard area on a corner lot shall be the same as the front yard under subsection [\(B\)\(1\)](#) of this section.
3. *Side Yards.* The side yards shall be a minimum of fifteen feet.
4. *Rear Yards.* The rear yards shall be a minimum of fifteen feet.

5. Setbacks required by this section may be waived by the site plan review committee pursuant to the policies of this chapter.

C. *Transitional Buffer.* When adjacent to residential zones (LD, MD, or HD) and where parking areas, truck bay doors and or loading or unloading areas face the residential use, a yard of not less than fifty feet shall be provided. Where placement of a building without bay doors and/or loading or unloading areas face the residential zone, standard yard requirements apply; provided, that the requirements of LMC [16.80.050\(B\)](#) are met for Type 1 landscaping.

D. *Height Limitation.* Building heights are limited to sixty feet.

16.41.060 Off-street parking and loading.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.41.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied.

16.41.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Chapter 16.43 PLANNED INDUSTRIAL PARK DEVELOPMENTS (OVERLAY)

16.43.010 Intent.

It is the intent of this chapter to:

- A. Encourage imaginative design by permitting greater flexibility in zoning requirements than is generally permitted by other chapters of this title;
- B. Preserve or create environmental amenities superior to those generally found in conventional developments;
- C. To encourage comprehensive planning of large industrial sites in order to create a park-like environment;
- D. Preserve to the greatest possible extent the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;
- E. To establish development standards which provide compatibility with surrounding residential, commercial or other developments and offer protection from industrial blight;
- F. Provide for maximum efficiency in the layout of streets, utility networks, open space, landscaping requirements and other public improvements;
- G. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter.

16.43.020 Where permitted.

Planned industrial park developments may be permitted in the following land use districts consistent with the development standards in LMC [16.43.050](#):

- A. Light industrial/commercial;
- B. Light industrial.

16.43.030 Permitted uses.

Subject to the provisions of this title, the following uses are permitted in planned industrial developments:

- A. All uses permitted as a matter of right in the underlying district;
- B. Industrial-related commercial/office uses.

16.43.040 Relationship to other ordinance provisions.

- A. *Zoning Requirements.* The provisions of the zoning ordinance pertaining to land use of the underlying zoning district shall govern the use of land in a planned industrial development.

The specific setback, lot size, height limits, lot coverage and other dimensional requirements are waived, and the regulations for PIDs shall be those indicated in LMC [16.43.050](#).

B. *Platting Requirements.* A PID shall be exempt from the specific design requirements of the subdivision ordinance, except that when any parcel of land in a PID is intended for individual ownership, sale or public dedication, the platting and procedural requirements of the subdivision ordinance and applicable state laws pertaining to the subdivision and conveyancing of land and the preparation of maps shall be followed.

C. *Review Process.* Preliminary applications for PID shall be reviewed pursuant to the quasi-judicial procedures contained in [11.04.050 LMC-Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards](#).

16.43.050 Development standards.

Site development plans shall conform with the following standards:

A. *Relationship of PID Site to Adjacent Areas.* The design of a PID shall take into account the relationship of the site to the surrounding areas. The perimeter of the PID shall be so designed as to minimize undesirable impact of the PID on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PID.

B. *Site Acreage.* The minimum site for a planned industrial development shall be ten acres.

C. *Lot Size.* The minimum lot size provisions of other chapters of the zoning title are waived in a planned industrial development.

D. *Setback and Side Yard Requirements.* Setbacks from the exterior boundary line of the PID area shall be comparable to or compatible with those of existing development of adjacent properties or, if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the projections of the Comprehensive Plan. In no event shall such setback be less than fifteen feet.

E. *Off-Street Parking.* Off-street parking shall be provided in a PID in the same ratios for types of buildings and uses as required for the underlying zoning district and as described in Chapter [16.72](#) LMC.

F. *Height Limits.* Height limits will be imposed if necessary to prevent detrimental effects upon the surrounding properties.

G. *Transportation Terminals.* Transportation terminals shall not be located within one thousand feet of any residential district, and any newly constructed roads or drives accessing terminal areas shall not be located within five hundred feet of any residential district.

H. *Landscaping.*

1. *Yard Setback Landscaping.* All exterior minimum yard setback areas shall be landscaped with suitable ground cover and deciduous trees or conifers, not to be less than:

- a. Front yard, fifteen feet,
- b. Side yard(s), five feet,
- c. Rear yard, five feet.

The sum total of the site shall have no less than twenty percent landscaping. Landscaping must be included within the interior of the lot. Suitable ground cover may include native vegetation, grass, or bark mulch. Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements. All deciduous trees shall have a minimum of one-and-one-half-inch caliper measured six inches above existing grade and all conifers shall be six to eight feet tall at time of planting.

2. *Adjacent Areas.* Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall, in lieu of the exterior boundary setback required in subsection [D](#) of this section, provide a twenty-five foot strip for landscaping along said common boundary.

The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting.

3. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.

4. *Refuse.*

a. Refuse container screening shall be required and be native and drought tolerant landscaping or material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

b. No refuse container shall be permitted between a street and the front of a building.

c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

5. *Plot Plan.* Plan Requirements. The site plan shall be accurately drawn, using an appropriate engineering or architect scale, and showing the following:

- a. Boundaries and dimensions of the site;
- b. Location and identification of all streets, alleys and easements on or abutting the site;
- c. Location and approximate dimension of all conforming structures within one hundred feet of the site on abutting properties;
- d. Proposed location and dimensions of all on-site buildings;
- e. Existing and proposed topography at a maximum of five-foot contours, or by an alternate method approved by the city;

- f. Proposed landscaping including location, species and size at time of planting;
- g. Existing vegetation in general and identifying all conifer and deciduous trees four inches and greater in diameter measured at twenty-four inches above grade level;
- h. Details of any proposed architectural barriers;
- i. Location of existing and proposed driveways and parking surfaces, curbs and sidewalks.

6. *Installation and Security Requirements.*

- a. Landscaping required pursuant to this chapter must be installed to the satisfaction of the enforcing officer, in accordance with the approved site plan, no later than three months after issuance of a certificate of occupancy for the project. The enforcing officer may extend the time limit for compliance up to six months after issuance of a certificate of occupancy when circumstances beyond the control of the applicant warrant an extension.
- b. The enforcing officer may require performance bonds or other appropriate security, including letters of credit and set aside letters, to ensure landscaping will be installed and maintained for one year, according to the approved plan and specifications.

7. *Maintenance and Enforcement.* All landscaped areas required by this code shall be planted according to accepted practice in good soil with a water source within seventy-five feet (except for self-sustaining natural-type growth commonly occurring in the vicinity of the development) and maintained with respect to pruning, trimming, watering or other requirements to create an attractive appearance and a healthy growing condition. Dead, diseased, stolen or vandalized plantings shall be replaced within three months. Property owners shall keep the planting area reasonably free of weeds and trash. Lack of maintenance shall constitute a violation of this code. The enforcing officer shall have the authority to enforce the standards set forth in this chapter and the conditions attached to all permits for development pursuant to application of this chapter, in accordance with the provisions of Chapter [16.102](#) LMC.

16.43.060 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. In addition, any outside storage must have sight-obscuring screening around the storage area. All stored materials shall not exceed the height of the screening.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

16.43.070 Preliminary review and approval--Application--Eligibility and procedure.

A. *Who May Apply.* Any owner or group of owners of property acting jointly, or a developer authorized to act as agent for an owner or group of owners, may submit an application for PID development.

B. *Review Procedure.*

1. Proposed projects on sites less than twenty acres shall be reviewed according to the full administrative review procedures contained in [11.04.040 LMC Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards](#) and in accordance with the development and performance standards of this chapter.

2. Proposed projects on sites of twenty acres or more shall obtain a conditional use permit according to the procedures contained in [11.04.050 Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards](#).

16.43.080 Preliminary review and approval--Application--Required documentation.

An application for PID development shall include the following:

A. Vicinity sketch showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks, and other prominent features;

B. A map or maps of the site at a scale not smaller than one hundred feet to the inch showing all the information required for a preliminary plat plus the following:

1. Site boundaries,
2. Streets bounding or abutting the site,
3. Proposed building including dimensions, setbacks, identification of types,
4. Location and dimensions of open spaces,
5. Existing and proposed contours including natural features,
6. Parking facilities, their design, size and capacity,
7. Circulation plan (vehicular and pedestrian) and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties,
8. Existing buildings and indication of future use or disposition,
9. Landscaping plan (as required in LMC [16.43.050\(l\)\(5\)](#)),
10. Typical front and side elevations and exterior architectural treatments of the proposed units,
11. Conceptual utility plan, including water, sewer, storm drainage and lighting;

C. In addition to the graphic materials, the developer shall submit a written statement providing the following information:

1. Program for development including estimated staging or timing of development,
2. Proposed ownership pattern upon completion of development,
3. Basic content of restrictive covenants,
4. Provisions to assure permanence and maintenance of common open space.

16.43.090 Final review and approval--Application--Filing time limitation.

An application for final review and approval shall be filed by the applicant within eighteen months of the date on which preliminary approval was given. An extension not exceeding six months may be granted according to the full administrative review procedures contained in [11.04.040](#) ~~Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards~~ for projects under ten net acres or, for projects over ten net acres, according to LMC [2.30.090](#). If application for final approval is not made within eighteen months or within the time for which an extension has been granted, the plan shall be considered abandoned and the development of the property shall be subject to the normal requirements and limitations of the underlying zone and the subdivision ordinance.

16.43.100 Final review and approval--Application--Partial PID area.

An application for final review and approval may be filed for part of a PID area for which preliminary approval has been granted by the site plan review committee or the city council. A final plan for a part of a PID shall provide the same proportion of open space and the same overall development coverage as the overall preliminary plan.

NOTE: Final approval of a PID development plan shall not be construed to be final plat approval. Plat approval is a separate action and shall be in compliance with state and local subdivision and platting regulations.

16.43.110 Final review and approval--Application--Required documentation.

The applicant shall submit at least seven copies of the final development plan of the proposed development to the community and economic development department for its review. The final development plan shall comply with the conditions imposed on the preliminary development plan. In addition, if the development is being subdivided, the data required of regular plats as required by the subdivision ordinance must be submitted. The plan shall include the following:

- A. Final elevation and perspective drawings of project structures;
- B. Final landscaping plan;
- C. Final plans of and including profiles of the drainage, water, sewer, lighting, streets, and sidewalks or pathways;
- D. Such other documentation, information and data not lending itself to graphic presentation such as restrictive covenants, dedications of easements, rights-of-way, and other conditions specifically required by the hearings examiner for the particular PID.

No final development plan shall be deemed acceptable for filing unless all of the above information is submitted in accurate and complete form sufficient for the purposes of community and economic development department review. After receiving the final development plan, the community and economic development department shall route the same to all appropriate city departments and each department shall again submit to the community and economic development department comments and recommendations.

If the city departments determine that the final map conforms fully with all applicable regulations and standards, the final map shall be presented to the city council for final approval.

16.43.120 Repealed

Repealed by [Ord. 1208](#). **16.43.130 Adjustments.**

A. Minor adjustments may be made and approved by the enforcing official when a building permit is issued. Minor adjustments are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement of buildings approved in the final plan, nor the development coverage of the development or the open space requirements. Such dimensional adjustments shall not vary more than ten percent from the original.

B. Major adjustments are those which, in the opinion of the enforcing officer, substantially change the basic design, coverage, open space or other requirements of the planned industrial development. When, in the opinion of the enforcing officer, a change constitutes a major adjustment, no building or other permit shall be issued without prior review and approval by the hearings examiner of such adjustment.

16.43.140 Duration of control.

The regulations and controls of the planned industrial development ordinance in effect at the time of authorization of a PID project shall remain in full force and effect for the life of the project.

16.43.150 Parties bound.

Once the preliminary development plan is approved, all persons and parties, their successors, heirs, or assigns, who own, have, or will have by virtue of purchase, inheritance or assignment, any interest in the real property within the proposed PID, shall be bound by the conditions attending the approval of the development and the provisions of this title.

16.43.160 Commencement of construction.

Construction of the PID project shall begin within eighteen months from the date of the final approval of the plan.

An extension of time for beginning construction may be requested in writing by the applicant and such extension not exceeding six months may be granted by the council. If construction is not begun within one year or within the time for which an extension has been granted, the plan shall be considered abandoned and the development of the property shall be subject to the normal requirements and limitations of the underlying zone and the subdivision ordinance.

Exhibit H:

Chapter 16.48 OPEN SPACE/INSTITUTIONAL DISTRICT

16.48.010 Intent.

It is the intent of this chapter to:

- A. Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational and similar facilities;
- B. Provide for the social needs of the community as those needs relate to public services, open space and institutions whether publicly or privately sponsored;
- C. Enhance the identity and image of the community as a desirable place for human growth and development;
- D. Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;
- E. Provide and protect parks, open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community.

16.48.020 Permitted uses.

A. Specific types of permitted uses are those which provide a public service or fill a public need as described in the statement of intent. Uses shall also be appropriate to the specific site and the intent behind each site's designation as OSI. OSI sites designated as the result of a sensitive area designation should only be used for natural resource conservation purposes with associated trails for passive recreation opportunities or such active recreation opportunities as the city concludes are appropriate to the protection, conservation and use of such area. OSI sites designated as such for reasons other than sensitive area classification may be used for such other purposes as allowed in this chapter. Such uses include but are not limited to the following:

1. Parks, greenways and open space for active or passive recreation or enjoyment. (Note: Whenever a park or open space is created as an integral part of a subdivision, such park or open space shall be designated an open space/institutional district on the official zoning map);
2. Government buildings or offices such as city hall, fire stations, schools and colleges, hospitals, community meeting or recreation halls;
3. Libraries, museums, or similar cultural facilities;
4. Churches;
5. Residential uses as an incidental use to the permitted use such as caretaker's quarters, or as an accessory use to institutional facilities such as housing for students, staff or faculty of colleges, hospitals and the like;
6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.

B. Similar or related uses permitted, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection [A](#) of this section are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan.
 2. The criteria for such finding of similarity shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use.
- C. Conditional uses may be permitted as provided for in Chapter [11.07p16.66](#) LMC.
- D. Child day care centers shall be allowed as an accessory use to those uses permitted by this chapter.

16.48.030 Prohibited uses.

Uses other than those identified or described in LMC [16.48.020](#) are prohibited.

16.48.040 Development standards.

Development standards shall take into account both the environmental impact of the proposed use and the design standards of this chapter.

Permitted uses as well as similar or related and conditional uses shall comply with the standards of this land use district.

16.48.050 Environmental impact.

- A. Environmental review shall be conducted by the responsible official of all new construction, additions or expansions in areas designated environmentally sensitive/critical and/or for which SEPA review is normally required. Toward this end an environmental checklist shall be required in connection with all applications for building permits requiring such environmental review.
- B. If the environmental assessment results in a declaration of nonsignificance, and no environmental impact statement is required, the enforcing officer may, nevertheless, make reasonable requirements designed to mitigate potentially undesirable or hazardous effects identified in the environmental checklist.
- C. If the environmental assessment results in the requirement of an environmental impact statement, the procedure and review process provided for in Chapter [14.24](#) LMC shall be followed.

16.48.060 Site area.

The minimum size and shape of the site shall be appropriate to the proposed use of said site and its relationship to abutting properties and traffic patterns in the vicinity of the site.

16.48.070 Building limitations.

Height and site coverage shall be as follows:

- A. Maximum height of buildings, eighty feet;
- B. Maximum building coverage, thirty-five percent of site;
- C. Maximum development coverage, seventy percent of site.

16.48.080 Setback requirements.

A. If adjacent properties are in the same or in a less restrictive land use district:

- 1. Side yard minimum fifteen feet;
- 2. Rear yard minimum fifteen feet.

B. If adjacent properties are in any residential district:

- 1. Side yard minimum twenty-five feet;
- 2. Rear yard minimum twenty-five feet. Provided further, that the entire twenty-five foot depth shall be landscaped.

C. Setbacks from right-of-way:

- 1. If property fronts on a minor street or private street or drive, twenty-five feet;
- 2. If property fronts on major street, thirty-five feet.

16.48.090 Ingress and egress.

Ingress and egress at the site shall be limited to one driveway for each two hundred feet of frontage. All driveways shall be not less than one hundred fifty feet from intersecting right-of-way lines, measured from the centerline of the driveway.

16.48.100 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC.

16.48.110 Landscaping.

A. The preservation or enhancement of existing native plant materials shall be the predominant characteristic of landscape treatment in this district. Where new plant materials are needed to comply with the screening or aesthetic requirements of this section, the materials shall be of species native or complementary to or compatible with the species native to the Pacific Northwest.

B. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees. Suitable ground cover may include native vegetation, grass, or bark

mulch. Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.

C. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking, driveways, or streets around entrances or exits of the site.

D. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

16.48.120 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

Chapter 16.49 CEMETERY

16.49.010 Intent.

To provide a reserved zone for uses contemplated under RCW Title [68](#) for cemeteries, morgues and human remains.

16.49.020 Permitted uses.

- A. All uses allowed under the definition of cemetery business as described in RCW Title [68](#).
- B. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC.

16.49.030 Prohibited uses.

Those uses not contemplated under cemetery business as defined in RCW Title [68](#).

16.49.040 Site requirements.

Cemetery uses shall be conducted under the requirements of RCW Title [68](#).

16.49.050 Approval required.

New cemetery uses proposed and not previously approved under a conditional use permit prior to adoption of the zone shall require site plan review approval pursuant to Chapter [11.0716.84](#) LMC.

Exhibit I:

Chapter 16.61 TOWNHOUSE DEVELOPMENT

16.61.010 Intent.

It is the intent of this chapter to:

- A. Encourage infilling of skipped-over parcels in developed areas of the city;
- B. Provide for the development of townhouses within residential neighborhoods which may be conveyed as individually owned, separately platted lots;
- C. Encourage within low, moderate and high density residential districts the development of townhouse structures built to standards designed to include amenities usually associated with conventional single-family detached housing, and to ensure their compatibility with the surrounding neighborhood;
- D. Provide for favorable housing, efficient use of land and energy, and the availability of a variety of housing types in a variety of locations to serve a wide range of individual homeowner requirements;
- E. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter.

16.61.020 Definitions.

These definitions shall be in addition to the definitions set forth in Chapter [16.06](#) LMC and shall apply solely to townhouse developments.

- A. “Townhouse” means a one-family dwelling unit which is part of a group of two or more such units separated by a common party wall having no doors, windows or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls.
- B. “Townhouse group” means a cluster or grouping of townhouse units containing not less than two nor more than six individual townhouse dwelling units contiguous to one another.

16.61.030 Where permitted.

Townhouse developments may be permitted in the following land use districts, consistent with the development standards in this chapter:

- A. Low Density Residential District;
- B. Moderate Density Residential District;
- C. High Density Residential District.

16.61.040 Development standards.

- A. *Density*. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.
- B. *Density Increase*. The city may approve an increase in the dwelling unit density of up to fifteen percent in the Low Density District, twenty percent in the Moderate Density District and twenty-five

percent in the High Density District, rounded up to the nearest whole number; provided, that four of the five following environmental and recreational amenities are implemented:

1. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas.
2. Substantial retention of natural ground cover, bushes and trees.
3. Vegetated LID facilities are included in the design and serve as a visual amenity.
4. Provide significant access to a lake, river, stream or other natural water body.
5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.

C. *Lot Area and Width of Each Townhouse Unit.* Townhouse units may either be condominiumized, provided the city has adopted an ordinance providing this option, or subdivided into individual lots. Lot configurations shall be governed by density, setbacks, open space, and other requirements and guidelines herein.

D. *Height.* The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.

E. *Right-of-Way Setback.* Right-of-way setbacks shall be the same as those specified in the applicable zoning district.

F. *Rear Yard Requirements.* For front loaded units, the minimum rear yard requirement shall be fifteen feet to the rear property line. Townhouses with a rear load may have garages within three feet of the rear lot line or paved alley.

G. *Private Yard Area.* Every lot containing a townhouse must provide a private yard of at least three hundred square feet. Acceptable private yard space may include landscaped front or rear yards, porches, balconies, and rooftop decks (where designed to accommodate outdoor pedestrian uses). Up to fifty percent of the required private yard area can be included as additional common open space provided for the applicable townhouse group. Such common open space must be above and beyond minimum open space requirements of LMC [15.12.120](#).

H. *Side Yard Requirements.* The minimum side yard requirement shall be the same as the underlying zone.

I. Maximum number of townhouses in one building: Six.

J. *Minimum Distances Between Townhouse Groups.* No portion of a townhouse, accessory structure or other building type in or related to one group or cluster of contiguous townhouses shall be nearer than twenty feet to any portion of a townhouse or accessory structure of another townhouse building or cluster.

K. *Access.* When the only driveway is from the street, each pair of units must share a common curb cut. Alternative configurations may be considered through the design review process, provided they mitigate negative safety, visual, and compatibility impacts.

L. *Design.* Townhouses are subject to design criteria established in LMC [14.23.080](#).

M. *Conversion.* Conversion of existing structures to a townhouse project will be permitted provided all townhouse development standards as outlined in this section can be satisfied. (See *Table 16T-84*)

16.61.050 Review and approval procedure.

Townhouse developments shall be approved pursuant to the regulations and procedures established in the platting and subdivision ordinance, as modified below, and the standards of this chapter.

A. *Review.* The site plan review committee shall review and approve the creation of nine or fewer townhouse lots. The site plan review committee approval does not involve a public hearing, but will be subject to notification of adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in [Chapter 11.05 LMC, section 1D “Appeals” of the City of Lacey Development Guidelines and Public Works Standards](#).

The hearings examiner will review the creation of ten or more lots as provided for through the subdivision process.

B. *Platting.* A subdivision plat or short plat shall be required for all townhouse developments so that individual dwelling units are divided into lots with common walls located on lot lines. Exception: A townhouse development may be done through condominium provided the city has adopted an ordinance providing this option.

When a townhouse development is platted, construction of townhouse dwellings may commence prior to final plat or final short subdivision approval, provided:

1. The proposed subdivision has received preliminary approval or the short subdivision has
2. Partial or complete construction of structures shall not relieve the subdivider from, nor impair city enforcement of conditions of subdivision approval.

C. *Site Plans.* An application for a townhouse development shall include the following:

A site plan drawing or drawings at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:

1. Site boundaries;
2. Streets bounding or abutting the site;
3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type;
4. Location and dimensions of open spaces;

5. Location and dimensions of garbage disposal areas;
 6. The location and design of off-street parking facilities, showing their size;
 7. Circulation plan, vehicular and pedestrian, and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
 8. Existing buildings and indication of future use or disposition;
 9. Landscaping plan;
 10. Typical front and side elevations and exterior architectural treatment of the proposed units;
 11. Three-dimensional illustrations to help show exterior architectural treatment from the street and/or other commonly viewed vantage points.
 12. The existing and proposed contours at two foot intervals and which locates existing streams, lakes, marshes and other natural features.
- D. Townhouse developments are subject to design review requirements of Chapter [14.23](#) LMC.

Exhibit J:

Chapter 16.63 MANUFACTURED HOMES

Intent. It is the intent of this chapter to:

- A. Permit the location of manufactured homes in specially designed parks as an additional affordable housing option where manufactured homes lots can be leased as a permanent form of dwelling unit in all residential districts;
- B. Provide standards for the development and use of manufactured home parks appropriate to their location and use as permanent facilities;
- C. Designate appropriate locations for manufactured home parks;
- D. Ensure a high quality of development for such parks and dwelling units to the end that the occupants of manufactured homes and the community as a whole are protected from potentially adverse impact of such development or use;
- E. Provide for city review of proposed manufactured home parks;
- F. Make a distinction between manufactured home parks and other subdivisions, and their development and occupancy characteristics.

16.63.020 Repealed

Repealed by Ord. 1243.

16.63.030 Permitted where.

Manufactured homes are permitted as follows:

- A. As a primary use in a manufactured home subdivision of not less than five nor more than forty acres in residential districts.
- B. As a primary use in a manufactured home park of not less than three acres nor more than twenty acres. Manufactured home parks may be permitted in residential districts after receiving a conditional use permit.
- C. As an accessory use for security or maintenance personnel in the following districts, subject to site plan review:
 - 1. General commercial district;
 - 2. Light industrial/commercial district;
 - 3. Light industrial district;
 - ~~4. Mineral extraction district;~~
 - ~~5~~4. Open space/institutional district.
- D. As temporary or emergency use in:
 - 1. Any district as part of a construction project for office use of construction personnel or temporary living quarters for security personnel for a period extending not more than ninety days beyond

completion of construction. A thirty-day extension may be granted by the city manager upon written request of the developer and upon the manager's finding that such request for extension is reasonable and in the public interest;

2. Any district as an emergency facility when operated by or for a public agency;

3. In the open space/institutional district where a community need is demonstrated by a public agency such as temporary classrooms or for security personnel on school grounds.

16.63.040 Repealed

Repealed by Ord. 1243.

16.63.050 Development standards--Plot plan requirements.

A complete and detailed plot plan shall be submitted to the community and economic development department. The plot plan shall include the following information and such other information as the department may reasonably require to determine the acceptability of the proposed development:

A. Location and dimensions of all lots;

B. Roads, internal street system, and driveways;

C. Common open space, community facilities;

D. Utility lines, including water, sewer, electrical and any others contemplated;

E. Landscaping and screening plan for exterior boundaries.

16.63.060 Repealed

Repealed by Ord. 1243.

16.63.070 Repealed

Repealed by Ord. 1243.

16.63.080 Repealed

Repealed by Ord. 1243.

16.63.090 Repealed

Repealed by Ord. 1243.

16.63.100 Repealed

Repealed by Ord. 1243.

16.63.110 Manufactured home park design standards--Area and density.

The minimum site for a manufactured home park shall be three acres. The maximum site for a manufactured home park shall be twenty acres. The number of manufactured homes per acre shall comply with the underlying density of the zone in which it is located, except within the Moderate Density Residential district where no minimum number shall be required.

16.63.120 Manufactured home park design standards--Site requirements.

The size and shape of individual manufactured home sites shall be in accordance with the following:

- A. Minimum space area, four thousand square feet;
- B. Minimum width, forty feet;
- C. Minimum depth, eighty feet;
- D. Minimum setback from street or access road, ten feet with a rear load access; fifteen feet with front load access;
- E. Maximum development coverage of space, fifty percent;
- F. Side yard setback, five feet;
- G. Rear yard setback, fifteen feet.

16.63.130 Manufactured home park design standards--Off-street parking.

Off-street parking shall be provided in accordance with Chapter 16.72 LMC.

16.63.140 Manufactured home park design standards--Open space.

Ten percent of the gross site area shall be set aside for usable open space.

16.63.150 Manufactured home park design standards--Accessory buildings and structures.

- A. Buildings or structures accessory to individual manufactured homes are permitted, including enclosed carports, provided that the total development coverage of the space shall not exceed the development coverage permitted in LMC 16.63.120.
- B. Buildings or structures accessory to the manufactured home park as a whole, and intended for the use of all manufactured home occupants are permitted, provided the building area not exceed one-fourth of the common open space area.

16.63.160 Manufactured home park design standards--Landscaping and screening.

- A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the enforcing officer and/or the hearings examiner.
- B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.
- C. Landscaping is also required in all setback areas and open space. All requirements of Chapter 16.80 LMC shall be satisfied.
- D. Visual interruption with appropriate vegetation between manufactured home units may also be required to relieve visual monotony.

E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the manufactured home park.

F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

16.63.170 Manufactured home park design standards--Ingress and egress.

A. Each manufactured home site shall have access from an interior drive or roadway only.

B. Access to the manufactured home park shall be limited to not more than one driveway from a public street or road for each two hundred feet of frontage.

16.63.180 Repealed

Repealed by Ord. 1496.

16.63.190 Manufactured home park design standards--Surfacing requirements.

All streets, roads and driveways shall be hard-surfaced, including permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas shall also be paved.

16.63.200 Manufactured home park design standards--Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Chapter 16.64 HOMELESS ENCAMPMENTS

16.64.010 Who may apply.

Homeless encampments shall be permitted only as an accommodation of religious exercise by a host agency. Each host agency shall apply for a permit under this section and shall certify compliance with all applicable requirements for approval and conditions of this chapter and the application.

16.64.020 Applicable procedures.

A homeless encampment permit is an administrative determination as identified in [11.04.030 LMC Section 1C.030 \(Limited Administrative Review\) of the City of Lacey Development Guidelines and Public Works Standards](#). In addition to the requirements for administrative determinations found in [11.04.030 LMC Section 1C.030 of the Development Guidelines and Public Works Standards](#) the following additional procedures apply:

A. *Advance Notice Required.* The host agency shall notify the city of the proposed homeless encampment a minimum of thirty days in advance of the proposed date of establishment for the homeless encampment. The advance notification shall contain the following information:

1. *Date.* The date the homeless encampment intends to begin operation;
2. *Length.* The length of time expected for operation;
3. *Residents.* The maximum number of residents proposed;
4. *Location.* The host location;
5. *Host Name.* The name of the host agency; and
6. *Site Plan.* The location, dimensions, and layout of the encampment on site.

B. *North Thurston Public Schools Notified.* Upon receipt of an application the director shall send a copy of the application to the administrative offices of the North Thurston Public Schools for its review and consideration.

C. *Public Meeting Required.* The host agency shall conduct at least one public information meeting within or as close as possible to the neighborhood where the proposed homeless encampment will be located. The meeting shall be held a minimum of fourteen days prior to the issuance of the temporary use permit. The time and location of the meeting shall be agreed upon between the city and host agency. All property owners and all organizations, businesses, or persons that lease/rent property within three hundred feet of the proposed homeless encampment site shall be notified by the host agency a minimum of fourteen days in advance of the meeting. Notification may be by mail, phone, or personal contact.

D. *Signs Required.* In addition to the notification described above, the applicant shall provide notice of the application by posting two signs or placards on the site, or in a location immediately adjacent to the site, that provide visibility to motorists using adjacent streets. Timing for placing signs shall coincide with

other notification requirements described above. The director of community and economic development shall establish standards for size, color, layout, design, placement, and timing of installation and removal of the signs or placards.

E. *Plan for Reporting Transition Results.* Included in the application shall be a plan for reporting the results of transitioning residents to permanent housing. The plan shall provide for a review of how long residents needed to use the camp for housing and when residents graduated to permanent housing or left the camp for other temporary housing. The intent shall be to have this information to consider the success of the encampment in handling residents' housing needs on a temporary basis and providing a hand up for the purpose of finding more permanent housing opportunities. This information may be used by the council in considering the longevity and continuation of the homeless shelter ordinance.

16.64.030 Requirements for approval.

The community and economic development director or designee may issue a temporary and revocable permit for a homeless encampment subject to the following criteria and requirements:

A. Site Criteria.

1. *Ownership.* The host agency shall submit documentation that it owns or has a leasehold interest in the subject property;
2. *Size.* The property must be sufficient in size to accommodate the residents and, for outside encampments, must have necessary on-site facilities including but not limited to the following:
 - a. Food tent and host tent;
 - b. Sanitary toilets in the number required to meet capacity guidelines;
 - c. Hand-washing facilities by the toilets and by any food areas; and
 - d. Refuse receptacles.
3. *Water Source.* The host agency shall provide an adequate water source to the homeless encampment as approved by the city.
4. *Sensitive Areas.* No homeless encampment shall be located within a sensitive or critical area or its buffer as defined under LMC Title [14](#).
5. *Permanent Structures.* No new permanent structures shall be constructed for the homeless encampment.
6. *Limitation on Residents.* No more than forty residents shall be allowed. The city may further limit the number of residents as site conditions dictate.
7. *Parking.* Adequate on-site parking shall be provided for the homeless encampment. No off-site parking will be allowed. Parking space for the number of vehicles used by homeless encampment residents and staff shall be provided. If the homeless encampment is located on a site with another use,

it shall be shown that the homeless encampment will not create an undue shortage of on-site parking for the other use(s) on the property.

8. *Public Transportation.* Whenever possible, the homeless encampment should be located within one-quarter mile of a bus stop with service seven days per week. If not located within one-quarter mile of a bus stop, the host agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).

9. *Screening.* The homeless encampment shall be adequately buffered and screened to be sight-obscuring from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the homeless encampment behind buildings. The type of screening shall be approved by the city.

10. *Privacy for Sanitary Facilities.* All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the city and may include, but is not limited to, a combination of fencing and/or landscaping.

11. *Distance Requirements to Sensitive Land Uses.* Because a homeless encampment is a nontraditional living arrangement and therefore provides less privacy and more complex living arrangements than traditional homes, a distance requirement that provides visual separation and buffering from other sensitive land use activities is considered appropriate. To satisfy this concern, no shelter shall be permitted within three hundred feet of a licensed child daycare facility or any public or private pre-school or elementary, middle, or high school. However, in the event that a daycare or school is located within the property of a potential host agency, this requirement may be waived by the director if the owner of the daycare or school principal agrees to the waiving of the distance requirement.

B. *Security.*

1. *Operations and Security Plan.* An operations and security plan for the homeless encampment shall be submitted to the city at the time of application.

2. *Code of Conduct.* The host agency shall ensure that the homeless encampment has an enforceable code of conduct which, at a minimum, prohibits alcohol, nonprescribed drugs, weapons, violence, and open fires. The code of conduct should also address any other issues related to camp and neighborhood safety. A copy of the code of conduct shall be submitted to the city at the time of application.

3. In addition to the above standards, the host agency may adopt and enforce additional code of conduct conditions not otherwise inconsistent with this section.

C. *Accommodating the Homeless Encampment Residents Indoors.* In cases where the host agency and the camp residents determine it is practical or necessary to accommodate the camp inside existing church structures, the church shall have the option of making such a request to the city. Upon receiving a request to host the camp inside of existing buildings, the community and economic development director or designee may issue a temporary and revocable permit for an indoor encampment subject to the following criteria and requirements:

1. *Compliance with Building Codes.* An indoor encampment shall comply with the requirements of the city's building codes. However, pursuant to RCW [19.27.042](#), the building official shall have the authority to exempt code deficiencies so long as such deficiencies pose no threat to human life, health, or safety.

2. *Building Criteria.* The buildings proposed for use shall be of sufficient size to accommodate the residents and must have necessary on-site facilities including but not limited to the following:

- a. Adequate water supply;
- b. Sanitary toilets in the number required to meet capacity guidelines;
- c. Hand-washing facilities by the toilets and food areas;
- d. Refuse receptacles; and
- e. Kitchen facilities for food preparation;
- f. All applicable health standards for providing and using such facilities shall be satisfied as required by the health department.

16.64.040 Community and economic development director's decision.

The community and economic development director shall review the proposal for compliance with the provisions of this chapter and all other applicable law. Said review shall ensure that the health, safety and welfare of the citizens of the city are preserved, and shall provide an expedient and reasonable land use review process for decisions and interpretations of this chapter. The director may modify the submittal requirement as deemed appropriate. The director shall notify the host agency of his or her decision to approve, modify, or deny the application within a timely manner, but not prior to fourteen days after the public meeting.

16.64.050 Requirements upon approval.

A. *Sign Agreement.* All homeless encampment residents must sign an agreement to abide by the code of conduct. Failure to do so shall result in the noncompliant resident's immediate and permanent expulsion from the property.

B. *Log.* The host agency shall keep a log of all people who stay overnight in the encampment. The log shall include names, birth dates, and dates of stay. Logs shall be kept a minimum of six months.

C. *Identification.* The host agency shall require verifiable photo ID of prospective and current encampment residents. Acceptable forms of ID include a driver's license, government issued identification card, military identification, or passport. Replacement of lost ID can be facilitated through an appropriate advocacy center. Photo ID is necessary to verify one's identity and to apply for services, housing, and employment. If verifiable photo ID cannot be obtained, the individual must agree to be fingerprinted or will not be admitted to the camp.

D. *Warrant and Sex Offender Status Check.* The host agency shall engage the Lacey police department to use the photo identification to check for outstanding in-state and out-of-state warrants and registered

sex offender status. When necessary, the Lacey police department will provide fingerprinting services. The Lacey police department shall provide background checks and fingerprinting services at no charge to the host agency.

1. *Outstanding Warrants.* If said warrant check reveals an existing or outstanding warrant from any jurisdiction in the United States, the host agency will immediately report the finding to the Lacey police department for apprehension of the subject individual.

2. *Sex Offender Status.* If the check reveals the applicant to be a registered sex offender, the individual shall not be admitted to the camp.

E. *Security.* The host agency shall ensure the encampment is secure and managed to strictly prohibit alcohol, drugs, weapons, fighting, abuse of any kind, littering, or disturbing the neighbors while located on the property. As necessary, the Lacey police department will be available to enforce state and local laws.

F. *Entrance/Host Tent.* The host agency shall ensure there is an entrance/host tent that is manned twenty-four hours a day seven days a week. The entrance may be staffed by a volunteer, encampment resident, host agency committee member, or other responsible person.

G. *On-Call Committee Member.* The host agency will appoint an executive committee member to serve on call and be available for the entrance person at all times. The on-call committee member shall be available to provide help and assistance to the person manning the entrance as may be necessary to ensure the encampment functions properly.

H. *Enforcement.* The on-duty responsible person staffing the entrance shall notify the on-call committee member as necessary in the enforcement of encampment rules and expectations, and/or the Lacey police department as necessary to enforce local and state laws. Said responsible person shall also serve as a point of contact for the Lacey police department, and will orient the department on how the entrance operates. The names of the on-duty responsible person(s) will be posted daily at the entrance. The city shall provide contact numbers of nonemergency personnel which shall be posted at the entrance.

I. *Visitors.* Visitors to the encampment must meet the following procedures and requirements:

1. Visitors to the encampment must be invited by a resident and must be able to show picture ID.
2. Visitors must be accompanied by the resident that invited the visitor while at the encampment.
3. Visitors may be at the encampment only between the hours of 9:00 a.m. and 10:00 p.m.
4. Visitors may not stay overnight unless they get permission from the host and complete the same background check requirements as required for residents.

J. *Age Restrictions.* Residents of the encampment must be at least eighteen years of age. No minors are permitted entrance to the encampment unless they are related to a camp resident. Minors related to a camp resident may visit the encampment during the day.

16.64.060 Fire, safety, and health.

Tent encampments shall meet the following fire, safety, and health requirements:

A. *Fire Safety.* The homeless encampment shall conform to the following requirements:

1. *Open Fires.* Within individual tents there shall be no open fires for cooking or heating;
 2. *Heating Appliances.* No heating appliances within the individual tents are allowed.
 3. *Cooking.* A common tent may provide community cooking facilities and services for the camp, but only if approved by the host agency and the health department. No cooking appliances are allowed within individual tents of residents;
 4. *Fire Extinguishers.* An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the fire department;
 5. *Emergency Access.* Adequate access for the fire and emergency medical apparatus shall be provided. This shall be determined by the fire marshal;
 6. *Separation.* Adequate separation between tents and other structures shall be maintained as determined by the fire marshal; and
 7. *Electrical Service.* Electrical service shall be in accordance with recognized and accepted practice. Electrical cords are not to be strung together and any cords used must be approved for exterior use.
- B. *Health.* All necessary sanitary facilities including temporary outhouses/port-a-potties and facilities for hand washing shall be provided. All applicable health standards for providing and using such facilities shall be satisfied as required by the health department.
- C. *Access for Inspections.* The host agency shall permit inspections by city staff and the Thurston County health department to ensure compliance with the conditions of this permit. Inspections shall occur at reasonable times, and may occur without prior notice.

16.64.070 Limitations.

- A. *Duration.* Duration of the homeless encampment shall not exceed one hundred eighty days.
- B. *Parcel Limitation.* No host agency shall host a homeless encampment more than one time in any twelve-month period, beginning on the date the homeless encampment locates on a parcel of property.
- C. *Number Limitation.* No more than one homeless encampment may be located in the city at any time.

16.64.080 Revocation.

Upon determination that there has been a violation of any approval criteria or condition of application or that the host agency has failed to take action against a resident who violates the terms and conditions of the permit or has committed violence, the director of community and economic development may give written notice to the permit holder describing the alleged violation. Within fourteen days of the mailing of notice of violation, the permit holder shall show cause why the permit shall not be revoked. At the

end of the fourteen-day period, the director shall sustain or revoke the permit. When a temporary homeless encampment permit is revoked, the director shall notify the permit holder by certified mail of the revocation and the findings upon which the revocation is based. Appeals of decisions to revoke a temporary homeless encampment permit shall be to Thurston County Superior Court.

16.64.090 Proof of insurance.

The host agency shall show proof of general liability insurance with minimum limits of one million dollars per occurrence.

16.64.100 Emergency shelters.

The provisions of this chapter shall not apply to emergency or cold weather shelters where the screening of individuals to be temporarily housed in such shelters is conducted by the Emergency Shelter Network or a religious organization providing the emergency shelter.

16.64.110 Severability.

If any section, subsection, sentence, clause, phrase, or other portion of this chapter, or its application to any person, is for any reason declared invalid in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Chapter 16.65 DAY CARE FACILITIES

16.65.010 Definitions.

For purposes of this title, the following terms shall be defined as follows:

- A. "Child day care" means the providing of supplemental parental care and supervision for a child or children who are not related to the provider, on a regular basis for less than twenty-four hours a day and under license by the Washington State Department of Social and Health Services. The term does not include babysitting services of a casual, non-recurring nature or in the child's own home. The term is further not intended to include cooperative, reciprocative child care by a group of parents in their respective homes.
- B. "Child care facility" means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods of less than twenty-four hours a day. Child day care facilities include family home child care, and child day care centers regulated by the Washington State Department of Social and Health Services, as presently defined in Chapter [74.15](#) RCW and WAC [388-73-422](#) as such statute or regulations may hereafter be amended.
- C. "Family home child care" means a facility licensed by the state where child care is provided for twelve or fewer children in the family living quarters where the licensee resides as provided in RCW [43.215.010\(1\)\(c\)](#).
- D. "Child day care center" means a facility providing regularly scheduled care for a group of thirteen or more children within an age range of one month through twelve years, for periods of less than twenty-four hours.

16.65.020 Family home child care.

Family home child care shall be permitted in all zoning districts of the city within a residential dwelling, subject to the following conditions:

- A. Such homes shall comply with all building, fire safety and health codes and obtain a business license from the city for such a business;
- B. The lot size, building size, setback and lot coverage shall conform to the standards of the zoning district in which it is located unless such structure is a legal nonconforming structure;
- C. Such use shall meet the parking requirements of Chapter [16.72](#) LMC relating to off-street parking and loading;
- D. Each family home child care facility shall be limited to one flush-wall sign having a maximum area of two square feet;
- E. No structural or decorative alteration which will alter the single-family character of an existing or proposed residential structure or be incompatible with surrounding residences will be allowed.

16.65.030 Child day care centers.

A child day care center, licensed by the state of Washington as provided for herein, shall be permitted under the conditions set forth in this section after registration with the city as provided in this chapter, subject to the following conditions:

A. A child day care center, proposed to be established in any residentially zoned district, light industrial district, light industrial/commercial district, ~~mineral extraction district~~ or the Lacey Historic Neighborhood, shall only be allowed after the issuance of a conditional use permit pursuant to Chapter ~~11.0916.66~~ LMC. A child day care center proposed for any other district of the city shall be allowed in the manner specified for such district and subject to the terms of LMC 16.65.030.

B. All child day care centers, whether required to have a conditional use permit or not, shall comply with all building, fire safety, traffic safety, health code, business licensing, setback, screening, landscaping, parking, signage, lot size, building size and lot coverage requirements of this code including any requirements specific to the district in which said center is located.

C. No child day care center shall be located in a private family residence unless the portion of the residence to which the children have access is separate from the usual living quarters of the family or is used exclusively for the children during the hours the center is in operation.

Exhibit K:

Chapter 16.67 ADULT ENTERTAINMENT FACILITIES

16.67.010 Definitions.

- A. Those certain terms used herein which are defined in LMC [5.40.020](#) and [5.42.010](#) shall have the same meaning as set forth in said sections.
- B. The term “Adult Entertainment Facility” shall include all adult-oriented businesses including adult arcades, adult bookstores, adult novelty stores, adult video stores and similar adult uses and adult live entertainment facilities.

16.67.020 Adult entertainment facilities classified and permitted.

- A. Adult entertainment facilities falling under the definition of adult bookstore, adult novelty store, adult video store or similar adult uses shall be permitted in specific zones and under specific standards identified in LMC [16.67.030](#) and [16.67.040](#) through full administrative review pursuant to Chapter [11.04 LMC 1C of the City of Lacey Development Guidelines and Public Works Standards](#).
- B. Adult arcades and adult live entertainment centers shall be permitted in certain zones and under conditions identified under LMC [16.67.030](#) and [16.67.040](#) through the quasi-judicial review process pursuant to Chapter [11.04 LMC 1C of the City of Lacey Development Guidelines and Public Works Standards](#).

16.67.030 Adult entertainment facilities permitted in certain land use zones subject to certain restrictions and standards.

- A. Adult entertainment facilities falling under the definitions of adult bookstores, adult novelty stores, adult video stores or other similar adult uses may be permitted in the following zones subject to the standards and requirements of LMC [16.67.040](#) and spacing requirements identified below:
1. Land use zones permitted:
 - a. General Commercial; and
 - b. Light Industrial.
 2. Spacing and buffering requirements:
 - a. No such adult entertainment facility shall be located closer than three hundred thirty feet from another adult entertainment facility, whether such other facility is located within or outside the city limits;
 - b. No such adult entertainment facility shall be located closer than three hundred thirty feet from any sensitive land use or land use zone identified in LMC [16.67.050](#), whether such zone or use is located within or outside the city limits.
 3. *General standards.* All the standards of LMC [16.67.040](#) shall apply.

B. Adult arcades and adult live entertainment facilities shall be permitted in the following zones subject to the standards and requirements of LMC [16.67.040](#) and the spacing and buffering requirements identified below:

1. Land use zones permitted: Light Industrial.
2. Spacing and buffering requirements:
 - a. No adult arcade or adult live entertainment center shall be located closer than six hundred sixty feet from another adult arcade or adult live entertainment center nor closer than three hundred thirty feet from any other adult entertainment facility, whether such other business is located within or outside the city limits.
 - b. No adult arcade or adult live entertainment center shall be located closer than six hundred sixty feet from any sensitive land use or land use zone identified in LMC [16.67.050](#), whether such zone or use is located within or outside the city limits.
3. *General standards.* All standards of LMC [16.67.040](#) shall apply.

16.67.040 General standards for adult entertainment facilities.

Adult arcades, adult bookstores, adult novelty stores, adult video stores and similar uses, and adult live entertainment centers shall conform to the following general standards:

- A. All on-site parking areas and premises entries of adult entertainment uses shall be illuminated from dusk until one hour past closing hours of operation with a lighting system which provides an average maintained horizontal illumination of one foot candle of light on the parking strips and/or walkways. An on-premises exterior lighting plan shall be presented to and approved by the department of public works prior to the operation of any such use.
- B. All parking must be visible from the fronting street. Access to the exterior rear of the building shall be denied to any persons other than employees or public officials during the performance of their respective duties and tasks by means of fencing as approved by the department of community and economic development.
- C. In addition to all on-premises sign requirements of Chapter [16.75](#) LMC, the following signing provisions shall be followed:
 1. There shall be no electronic reader boards or changing message center signs;
 2. All adult entertainment facilities shall have facades, exteriors, and exits which must be indistinguishable from surrounding buildings. Illustrations depicting partially or totally nude males and/or females shall not be posted or painted on any exterior wall of the building used for such businesses or on any door or apparatus attached to such building.
- D. All standards of the underlying zone.

E. Reasonable conditions necessary to properly mitigate bona fide secondary impacts identified during the site plan or conditional use permit review process.

F. All adult entertainment facilities shall be required to comply with the requirements of Chapter [14.23](#) LMC to promote compatibility with surrounding land uses in both commercial and the light industrial zones.

16.67.050 Sensitive land uses.

The following uses, properties and zones are considered sensitive as referenced in LMC [16.67.030](#):

- A. Property used for public and private schools;
- B. Property used for public parks;
- C. Property used for public libraries;
- D. Property used for state-certified day care;
- E. Property used for community teen centers;
- F. Property used for churches, cemeteries or other religious facilities or institutions;
- G. Property used for residential and lodging uses and property zoned primarily for residential uses, including LD, MD, and HD zones;
- H. Property used for organizations, associations, facilities and businesses which provide, as a substantial portion of their activities, function or business, the provision of services to children and/or youth, so that the premises of the organization, facility or business would have children and youth in attendance or at the location during a predominant portion of the operational hours of an adult entertainment facility.

16.67.060 Measuring required distances.

The distances between adult entertainment facilities and sensitive land uses identified in LMC [16.67.050](#) shall be measured by following a straight line without regard to intervening buildings from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property or the zone classification boundary line from which the proposed land use is to be separated.

16.67.070 Waiver of distance requirements.

The following procedures and criteria shall be adhered to with regard to a request for waiver of distance requirements:

- A. *Distance waiver required.* Any party proposing to locate an adult facility within less than the required distances from uses or zones as specified in this ordinance may do so only after obtaining a waiver therefor from a hearings examiner through the quasi-judicial process pursuant to [Chapter 11.04](#) ~~LMC Section 1C of the City of Lacey Development Guidelines and Public Works Standards.~~

B. *Waiver notice requirements.* In addition to the notice requirements for conditional use permits, first class mailing notice shall be made to all parties within the distance set forth in LMC [16.67.030\(A\)](#) or [\(B\)](#), depending upon the use in question. The applicant shall provide the names and addresses of all property owners and businesses within said distances from the proposed use.

C. *Criteria for decision.* The final decision on the request for waiver of distance shall be made by the hearings examiner based on consideration of the following:

1. The extent to which the physical features would result in an effective separation in terms of visibility and access;
2. Compatibility with adjacent and surrounding land uses;
3. The availability or lack of alternative locations for the proposed use;
4. Ability to avoid the adult facility by alternative vehicular and pedestrian routes.

16.67.080 Intervening Uses.

Sensitive land uses specified in LMC [16.67.050](#) shall not be allowed to locate within the specified distances to an adult entertainment facility. Any party proposing to locate such a use or zone within the specified distances of an adult entertainment facility may do so only after obtaining a distance waiver pursuant to the provisions of LMC [16.67.070](#) regarding waiver of distance requirements.

16.67.090 Adult entertainment facilities forbidden in other zones.

Adult arcades, adult bookstores, adult novelty stores, adult video stores, and similar adult uses, and adult live entertainment facilities shall be limited to the zones specified for such uses in LMC [16.67.030](#) and shall be forbidden in all other zones within the City of Lacey.

16.67.100 Adult entertainment facilities effect on other laws.

Provisions of this chapter shall not have the effect of authorizing any activities prohibited by state law or other provisions of this code.

Chapter 16.68 WIRELESS COMMUNICATION FACILITIES

16.68.010 Intent.

The purpose of this ordinance is to establish appropriate locations, site development standards, and permit requirements to allow for wireless communication services to the residents of the city, in a manner which will facilitate the location of various types of wireless communication facilities in permitted locations so they are consistent with the character of the city. Minimizing the adverse visual impact of these facilities is one of the primary objectives of this ordinance. The ordinance is intended to allow wireless communication facilities which are sufficient to allow adequate service to citizens, the traveling public and others within the city and to accommodate the need for connection of such services to wireless facilities in adjacent and surrounding communities.

16.68.020 Definitions.

- A. "Accessory equipment" means any equipment serving or being used in conjunction with a wireless communications facility as defined herein, including, but not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.
- B. "Antenna" means any device used to transmit and/or receive radio or electromagnetic waves such as but not limited to panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one or more elements, multiple antenna configurations, or other similar devices and configurations, and exterior apparatus designed for telephone, radio, or television communications through the sending and/or receiving of wireless communications signals. Antennas include the following types:
1. Omni-Directional (or "Whip") Antenna. Receives and transmits signals in a three hundred-sixty degree pattern, and which is up to fifteen feet in height and up to four inches in diameter.
 2. Directional (or "Panel") Antenna. Receives and transmits signals in a directional pattern typically encompassing an arc of one hundred-twenty degrees.
 3. Parabolic (or "Dish") Antenna. A bowl shaped device that receives and transmits signals in a specific directional pattern.
 4. Ancillary Antenna. An antenna that is less than twelve inches in its largest dimension and that is not directly used to provide personal wireless communications services. An example would be a global positioning satellite (GPS) antenna.
 5. *Other*. All other transmitting or receiving equipment not specifically described herein shall be regulated in conformity with the type of antenna described herein which most closely resembles such equipment.
- C. "Antenna height" means the vertical distance measured from average building elevation or pole height to the highest point of the antenna, or, if on a rooftop or other structure, from the top of the roof or structure to the highest point of the antenna.

D. “Camouflage,” “concealment” or “camouflage design techniques” means that a wireless communication facility is camouflaged or utilizes camouflage design techniques when any measures are used in the design and siting of wireless communication facilities with the intent to minimize or eliminate the visual impact of such facilities to surrounding uses.

E. “Co-location” means the use of a single support structure or attachment support structure and/or site by a wireless communications provider. When used in the context of an eligible facilities request, “co-location” means the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communication purposes.

F. “Eligible facilities request” means any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station involving:

1. Co-location of new transmission equipment;
2. Removal of transmission equipment; or
3. Replacement of transmission equipment.

G. “Existing” means a constructed tower or base station that was reviewed, approved, and lawfully constructed in accordance with all requirements of applicable laws as of the time it was built; for example, a tower that exists as a legal, non-conforming use and was lawfully constructed is existing for the purposes of this definition.

H. “Equipment enclosure” means a small structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communications signals. Associated equipment may include air conditioning and emergency generators for macrocells only.

I. “FCC” or “Federal Communications Commission” means the federal administrative agency, or lawful successor, authorized to regulate and oversee broadband carriers, services, and providers on a national level.

J. “Macrocell” means a cell used in cellular networks with the function of providing radio coverage to a large area of mobile network access. A macrocell differs from a small cell by offering a larger coverage area and high-efficiency output. Macrocells include all wireless facilities that exceed the size standards described in “small cell wireless communication facilities.” The macrocell is placed on stations where the output power is higher, usually in a range of tens of watts.

K. “Service provider” is defined in accordance with RCW [35.90.010\(6\)](#). Service providers shall include those infrastructure companies that provide telecommunications services or equipment to enable the deployment of personal wireless services.

L. “Small cell wireless facility” means a wireless communication facility where each antenna is located inside an enclosure of no more than three cubic feet in volume and all equipment associated with antenna is not cumulatively larger than twenty-eight cubic feet in volume. The following associated equipment is included in the calculation of associated equipment volume: electric meter, concealment,

telecommunications demarcation box, ground-based enclosure, back-up power systems, grounding equipment, power transfer switch and cut-off switch. The structure on which antenna facilities are mounted is: fifty feet or less, no more than ten percent taller than other adjacent support structures, or not extended to a height of more than fifty feet or by more than ten percent above its preexisting height as a result of the collation of new antenna facilities. Small cell wireless facilities include distributed antenna systems (DAS).

M. "Substantial change" means a modification that substantially changes the physical dimensions of an eligible support structure, if, after the modification, the structure meets any of the following criteria:

1. For towers other than towers in the public rights-of-way it increases the height of the structure by more than ten percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than ten percent or more than ten feet, whichever is greater;
2. For towers other than towers in the public rights-of-way it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure;
4. It entails any excavation or deployment outside the current site;
5. It would undermine the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction modification of the eligible support structure equipment, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that would not exceed the thresholds identified in subsections [\(M\)\(1\)](#), [\(2\)](#), and [\(3\)](#) of this section.
7. For purposes of determining whether a substantial change exists, changes in height are measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to January 10, 2019.

N. "Support structure" means the structure to which antenna and other necessary associated hardware is mounted. Support structures include but are not limited to the following:

1. Lattice tower. A support structure which consists of a network of crossed metal braces, forming a tower which is usually triangular or square in cross-section.

2. Monopole. A support structure which consists of a single pole sunk into the ground and/or attached to a foundation.

3. Existing non-residential structure. Existing structures as specified in LMC [16.68.030](#) to which antennas may be attached which conform to the requirements of LMC [16.68.030](#).

4. Existing utility pole.

O. "Tower" means any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless service and fixed wireless services such as microwave backhaul and the associated site.

P. "Utility pole" means a structure designed and used primarily for the support of electrical wires, telephone wires, television cable, traffic signals, or lighting for streets, parking areas, or pedestrian paths.

Q. "Wireless communications facility (WCF)" means an unstaffed facility for the transmission and reception of radio or microwave signals used for commercial communications. WCFs are composed of two or more of the following components:

1. Antenna.
2. Support structure.
3. Equipment enclosure.
4. Security barrier.

16.68.025 Review process.

A. Macrocell Wireless Communications Facilities.

1. All requests to locate macrocell wireless communication facilities in Lacey shall receive site plan review approval pursuant ~~to Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards~~ or conditional use permit approval pursuant to ~~Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards~~.

2. Wireless communication facilities proposed for co-location or location on existing commercial buildings or public structures or public property shall require approval through the site plan review process of Chapter [16.84](#) LMC.

3. Wireless communication facilities proposed as free-standing support structures shall require conditional use permit approval pursuant to ~~Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards~~.

B. Small Cell and Distributed Antenna System (DAS) Wireless Communication Facilities.

1. All requests to locate small cell wireless/DAS communication facilities in Lacey shall receive site plan review approval pursuant to [Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards](#).
2. A master permit shall be in place prior to any construction, installation, and/or placement within the city of any WCF or associated equipment.
3. All requests to locate small cell/DAS WCFs in Lacey shall meet requirements in LMC [16.68.050\(C\)](#) and must be approved prior to installation, and/or placement within the city of any WCF or associated equipment.
4. A right of way (ROW) permit shall be obtained pursuant to Chapters [12.16](#), [12.22](#) and [12.28](#) LMC prior to any construction, installation, and/or placement within the city rights of way.

C. *Third Party Review of Submittal Requirements.* Because of the complexity of technical data and analysis required for adequate review of proposals, a third party may be contacted for review and analysis of such applications, particularly where disputes arise regarding the capability of meeting city goals, standards or policies in siting these facilities. The third-party analysis will be at the discretion of the community and economic development director and will be at the expense of the applicant. The cost of such analysis will be agreed to and paid prior to processing or any action on the permit application.

D. *Shot Clocks for Land Use Approval.* The FCC requires municipalities approve or deny a land use application within certain time limits, or “shot clocks,” depending on the type of wireless facility being proposed. The shot clock starts when an application is submitted, with ten days to issue notice of an incomplete application. Shot clocks are tolled by an incomplete application, but resets when supplemental information is submitted. Shot clocks may be extended by mutual agreement between the applicant and the city.

1. Shot clock for colocation on preexisting structures is sixty days.
2. Shot clock for new poles is ninety days.

16.68.026 Conditional use permit exemptions.

A. The following are exempt from the requirement of conditional use permit, and shall be considered a permitted use in all zone districts where WCFs are permitted:

1. Minor modifications of existing WCFs and attached WCFs, whether emergency or routine, so long as there is little or no change in the visual appearance. “Minor modifications” are those modifications, including the addition of antennas, to conforming wireless and attached WCFs that meet the performance standards set forth in this chapter.
2. Macrocell facilities in commercial and industrial zones if no residential uses are located within two hundred feet of the proposed facility. Proposed facilities require site plan review approval pursuant to [Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards](#).

3. Small cell facilities co-located in the right-of-way to the extent they meet all other applicable requirements in this chapter and Chapter [5.60](#) LMC and are not in a residential zone.
4. Changes that are not “substantial changes” under the definition in this chapter.
5. Replacement of existing support structure in conformance with the allowances defined in “substantial changes” (LMC [16.68.020\(M\)](#)).

16.68.027 Submittal requirements.

A. *Applications for Macrocells Proposed under Chapter 16.66 LMC.* In addition to the information requested in the conditional use application the following items shall be required for a WCF application:

1. A diagram or map showing the viewshed of the proposed facility.
2. Scaled site and elevation drawings and photosimulations of the proposed facility from affected residential properties and public rights-of-way at varying distances.
3. A site/landscaping plan showing the specific placement of the WCF on the site; showing the location of existing structures, trees, and other significant site features; and indicating type and locations of plant materials used to screen WCF components and the proposed color(s) for the WCF.
4. A signed statement indicating:
 - a. The applicant agrees to allow for the potential co-location of additional WCF requirement by other providers on the applicant’s structure or within the same site location; and
 - b. That the applicant agrees to remove the facility within eighteen months after that site’s use is discontinued.
5. A lease agreement with the landholder or letter of authorization from the owner allowing the provider to act as an agent for the landowner in a land use application.
6. Evaluation of reasonable camouflage or concealment technology that could be proposed to lessen the visual land use impacts from the facility.
7. Justification must be provided that the structure is necessary and essential, that other methods are not possible, such as use of existing structures (other towers, buildings, etc.) or use of other technological methods such as microcell technology where systems are built as part of cable systems and no towers are needed.

B. Applications submitted under Chapter [16.84](#) LMC may require additional information the administrator deems necessary to properly evaluate the application.

C. Applications proposed for small cells shall submit, in addition to a site plan review supplemental form:

1. Scaled site and elevation drawings and photosimulations of the proposed facility from affected properties and public rights-of-way at varying distances showing colors, placements, and size of antenna and all associated components of the WCF including radios, power services, all cables, and mounts.
2. A site plan showing the specific placement of the WCF, showing the location of existing structures, trees, and other significant site features.
3. If colocating on any structure, a structural analysis.
4. A lease agreement with the landowner or letter of authorization from the owner allowing the provider to act as an agent for the landowner in a land use application, if siting a small cell on private property.

16.68.030 Permitted locations.

A. Zoning and land use compatibility shall be a primary consideration in location of WCFs. Industrial, commercial and public properties and existing commercial and industrial buildings with the exception of neighborhood commercial zones shall be encouraged for such use. Residential areas shall normally not be considered except on city property preferably in conjunction with city improvements such as water towers or public buildings.

B. WCFs may be mounted on all currently existing nonresidential buildings in nonresidential zones except as follows:

1. Any building which is an accessory structure to a residence.
2. Buildings which, due to their small size, would be dominated by the facility.

C. Building mounted WCFs must meet the following conditions and criteria:

1. A building mounted WCF may consist of the following:

- a. Nonreflective panel antenna(s);
- b. Whip antenna(s);
- c. Nonreflective parabolic dish;

d. The number of antennas shall be reasonable to accommodate the technology and maintenance compatible with the constraints of the building and prevailing land use.

2. In addition to the overall height limitations in LMC [16.68.040](#), the antennas should conform to the following general height restrictions relating to the existing building provided the site plan review committee may approve any height it feels is reasonably necessary to meet the requirements of the technology that is also compatible with surrounding land uses so as not to significantly impact the aesthetic character of the area.

a. Fifteen feet measured to the top of a panel antenna above the roof proper of the existing building at the point of attachment.

- b. Twenty feet measured to the tip of a whip antenna above the roof proper of the existing building at the point of attachment.
- c. Five feet measured to the top of a parabolic dish above the roof proper of the existing building at the point of attachment.
- 3. Whip antennas shall be camouflaged and located to minimize views from residential structures and rights-of-way.
- 4. Panel and parabolic antennas shall be adequately screened from residential views and public rights-of-way in a manner that is architecturally compatible with the building on which it is located.
- 5. Equipment enclosures shall be located within the building in which the facility is placed or located underground if site conditions permit. Otherwise, equipment enclosures shall be screened from view by compatible wall, fences or landscaping.
- 6. Design review standards of Chapter [14.23](#) LMC.
- D. WCFs requiring construction of a support structure may be located on the site of existing nonresidential uses in nonresidential zones except the following:
 - 1. Areas where support structures may not be effectively screened from view by existing structures.
 - 2. Areas where support structures cannot be adequately set back from the nearest residential use property line or the nearest vacant property zoned for residential use (usually a minimum of fifty feet), measured from the property line.
- E. WCFs requiring construction of a support structure must be located on a portion of the site that is effectively isolated from view of residential areas or public rights-of-way by structures or terrain features unless they are integrated or act as an architectural element of the structure, such as a flag pole.
- F. WCFs are not allowed on properties zoned for residential use except on public facilities or properties that can accommodate the use with camouflage or concealment technology or screening designed to avoid aesthetic impacts; an example could be a water tower with a camouflaged antenna attached.

16.68.040 Permitted height.

- A. Wireless communication facilities utilizing a free-standing support structure and omni-directional antennas and supporting structures shall be limited to the minimum height reasonably required to accommodate the technology. Support documentation shall be submitted justifying the requested height, which may include a technical analysis from an independent party of the city's choice. Small cell design requirements, including height limitations, are described in LMC [16.68.050\(C\)](#).
- B. Small cell wireless facilities utilizing a free-standing structure or existing structure on which antenna facilities are mounted shall be fifty feet or less, no more than ten percent taller than other adjacent structures, or not extended to a height of more than fifty feet or by more than ten percent above its preexisting height as a result of the collation of new antenna facilities.

16.68.050 Site development standards.

A. Free-standing wireless communication facilities shall conform to the following site development standards:

1. Support structures shall be set back from all residential property lines a distance equal to the height of the support structure plus the height of any antennas, and shall comply with all required setbacks of the zoning district in which it is located.
2. Support structures shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures so as to:
 - a. Use existing site features to screen as much of the total WCF as possible from prevalent views; and/or
 - b. Use existing site features as a background so that the total WCF blends into the background with increased sight distances.
3. Relocation of a proposed facility on the site and infill landscaping of mature plant materials consistent with landscaping of the city may be required by the city to make the best use of or to supplement existing trees and vegetation to more effectively screen the facility.
4. Support structures, panel and parabolic antennas, and any associated hardware shall be painted a nonreflective color or color scheme appropriate to the background against which the WCF would be viewed from a majority of points within its viewshed. Natural colors only may be employed and the final colors and color scheme must meet the approval of the city.
5. Equipment enclosures shall conform to the following:
 - a. Equipment enclosures will be placed underground if site conditions permit and if technically feasible.
 - b. Equipment enclosures shall be screened from view except as provided in subsection [\(A\)\(5\)\(c\)](#) of this section.
 - c. Walk-in equipment enclosures:
 - (1) May not be constructed with exposed metal surfaces.
 - (2) May not be required to be totally screened from view provided the city finds that the walk-in equipment enclosure has been designed using materials, colors, and detailing that produces a structure which emulates the desired character of the zone in which it is located.
6. Security fencing, if used, shall conform to the following:
 - a. No fence shall exceed six feet in height.
 - b. Security fencing shall be effectively screened from view through the use of appropriate landscaping materials consistent with requirements of Chapter [16.80](#) LMC.
 - c. Chain-link fences shall be painted or coated with a non-reflective color.

B. The city shall consider the cumulative visual effects of WCFs mounted on existing structures and/or located on a given permitted site in determining whether additional permits can be granted so as to not adversely affect the character of the city.

C. Small cell wireless communications facilities shall conform to the following site development standards:

1. *General Requirements.*

a. All small cell WCFs in the ROW must follow [City of Lacey Development Guidelines and Public Works Standards](#).

b. Ground mounted equipment in the rights of way is prohibited per Chapter [12.22](#) LMC, unless such facilities are placed underground or the applicant can demonstrate that pole mounted or undergrounded equipment is technically infeasible. If ground mounted equipment is necessary, then the applicant shall submit a concealment element plan.

c. No equipment shall be operated so as to produce noise exceeding requirements in LMC [16.57.030](#).

d. Small cell wireless communication facilities are not permitted on traffic signal poles.

e. Replacement poles and new poles shall comply with the Americans with Disabilities Act, city construction and sidewalk clearance standards, and state and federal regulations in order to provide a clear and safe passage within the rights of way.

f. If proposed antenna and equipment attachments to utility poles cannot meet structural standards set by the city for wind velocity and weight loads, carrier is required to provide a pole replacement before attaching antenna and equipment.

g. Applicant is required, where feasible, to place equipment on poles behind existing signs or banners already attached to poles to assist with camouflaging.

h. Per Puget Sound Energy's requirements, all applicants must pay for their own electricity through flat-rate billing or metered use.

2. *Small Cell WCFs Attached to Buildings.*

a. Small cell WCFs may be mounted to the sides of a building if the antennas do not interrupt the building's architectural theme.

b. The interruption of architectural lines or horizontal or vertical reveal is discouraged.

c. New architectural feature such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if it complements the architecture of the existing building.

d. Small cell WCFs shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.

e. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Exposed cabling/wiring is prohibited.

f. Small cell WCFs shall be painted and textured to match the building surfaces.

3. *Small Cell WCFs Attached to Wooden Poles.*

a. The wooden pole at the proposed location may be replaced with a taller pole for the purpose of accommodating a small cell facility; provided, that the replacement pole shall not exceed a height that is a maximum of ten percent taller than the existing pole.

b. A pole extender may be used instead of replacing an existing pole, but may not increase the height of the existing pole by more than ten percent. The pole extender shall be painted to approximately match the color of the pole and shall substantially match the diameter of the pole measured at the top of the pole.

c. Replacement wooden poles may either match the approximate color and materials of the replaced pole or shall be the standard new wooden pole used by the owner in the city.

d. Antennas, equipment enclosures, and all ancillary equipment, boxes and conduit shall be colored or painted to match the approximate color of the surface of the wooden pole on which they are attached.

e. Panel antennas shall be mounted as close to the surface of the wooden pole as practical.

f. Antennas should be placed in an effort to minimize visual clutter and obtrusiveness. Multiple antennas are not permitted.

g. A canister antenna may be mounted on top of an existing wooden pole, which may not exceed the height requirements described in subsection [\(C\)\(3\)\(a\)](#) of this section. A canister antenna mounted on the top of a wooden pole shall not exceed sixteen inches, measured at the top of the pole and shall be colored or painted to match the pole. The canister antenna must be placed to look as if it is an extension of the pole. In the alternative, the applicant may propose a side mounted canister antenna, so long as the inside edge of the antenna is no more than twelve inches from the surface of the wooden pole. All cables shall be concealed either within the canister antenna or within a sleeve between the antenna and the wooden pole.

h. An omni-directional antenna may be mounted on the top of an existing wooden pole, provided such an antenna is no more than four feet in height and is mounted directly on top of a pole or attached to a sleeve made to look like the exterior of the pole as close to the top of the pole as technically feasible. All cables shall be concealed within the sleeve between the bottom of the antenna and the mounting bracket.

i. All related cables and equipment shall be flush mounted to the surface of the pole, unless a further distance is technically required and is confirmed in writing by the pole owner.



Figure 16.68.050(C)(3). Acceptable and unacceptable attachments

4. *Small Cell WCFs Attached to Non-Wooden Poles.*

- a. A structural analysis is required to be submitted by applicant. If antennas and equipment to be attached to an existing non-wooden pole cannot meet load or wind requirements, the applicant is required to provide a replacement pole. See subsection [\(C\)\(4\)\(e\)](#) of this section.
- b. Antennas and the associated equipment enclosures shall be sited and installed in a manner which minimizes the visual impact on the streetscape whether by fully concealing the antennas and associated equipment fully within the pole or through a concealment element plan which provides an equivalent or greater impact reduction. This requirement shall be applied in a manner which does not dictate the technology employed by the service provider nor unreasonably impair the technological performance of the equipment chosen by the service provider.
- c. All conduit, cables, wires, and fiber must be routed internally in the light pole. Full concealment of all conduit, cables, wires and fiber is required within mounting brackets, shrouds, canisters or sleeves if attaching to exterior antennas or equipment.
- d. An antenna on top of an existing pole may not extend more than six feet above the height of the existing pole and the diameter may not exceed sixteen inches, measured at the top of the pole, unless the applicant can demonstrate that more space is needed. The antennas shall be integrated into the pole design so that it appears as a continuation of the original pole, including colored or painted to match the pole, and shall be shrouded or screened to blend with the pole except for the canister antennas which shall not require screening. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.
- e. Any replacement pole shall substantially conform to the design of the pole it is replacing or the neighboring pole design standards utilized within the contiguous right of way.
- f. The height of any replacement pole may not extend more than ten feet above the height of the existing pole or the minimum additional height necessary for adequate clearing from electrical wires, whichever is greater.
- g. The diameter of a replacement pole shall comply with the city's setback and sidewalk clearance requirements, ADA requirements, and, if a replacement light, then with the city's lighting requirements.
- h. The use of the pole for the siting of a small cell facility shall be considered secondary to the primary function of the pole. If the primary function of a pole serving as the host site for a small cell facility becomes unnecessary, the pole shall not be retained for the sole purpose of accommodating the small cell facility and the small cell facility and all associated equipment shall be removed.





Figure 16.68.050(C)(4). Acceptable and unacceptable attachments

5. *New Poles for Small Cell WCFs in the Rights of Way.*

a. New poles within the rights of way are only permitted if the applicant can establish that:

(1) The proposed small cell facility cannot be located on an existing utility pole or light pole, electrical transmission tower or on a site outside of the public rights of way such as a public park, public property, building, or transmission tower.

(2) The new pole is no closer than two hundred fifty feet away radially from another privately-owned freestanding small cell.

(3) The proposed wireless communications facility receives approval for a concealment element design as follows:

(a) The concealment element design shall include the design of the screening, fencing, or other concealment technology for a tower, pole or equipment structure, and all related transmission equipment of facility associated with the proposed wireless communication facility, including but not limited to fiber and power connections.

(b) The concealment element design should seek to minimize the visual obtrusiveness of wireless communications facility installations. The proposed pole or structure should have similar designs to

existing neighboring poles in the rights of way, including to the extent technically feasible similar height. Other concealment methods include, but are not limited to, integrating the installation with architectural features or building design components, utilization of coverings or concealment devices of similar material, color and texture – or the appearance thereof – as the surface against which the installation will be seen or on which it will be installed, landscape design, or other camouflage strategies appropriate for the type of installation. Applicants are required to utilize designs in which all conduit and wirelines are installed internally in the structure or otherwise integrated into the design of the structure.

(c) If the director has already approved a concealment element design either for the applicant or another wireless communications facility along the same public right of way or for the same pole type, then the applicant shall utilize a substantially similar concealment element design, unless it can show that such concealment element design is not physically or technologically feasible, or that such deployment would undermine the generally applicable design standards.

(d) Prior to the issuance of a permit to construct a new pole or ground mounted equipment in the right of way, the applicant must obtain a site-specific agreement from the city to locate such new pole or ground mounted equipment. This requirement also applies to replacement poles that are higher than the replaced pole, and the overall height of the replacement and the proposed wireless communication facility is more than fifty feet.

(e) These design standards are intended to be used solely for the purpose of concealment and siting. Nothing herein shall be interpreted or applied in a manner which dictates the use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant, alternative forms of concealment or deployment may be permitted which provide similar or greater concealment.



Figure 16.68.050(C)(5). Acceptable and unacceptable new poles

16.68.060 Co-location.

A. A permittee shall cooperate with other WCF providers in co-locating additional antennas on macrocell support structures and/or on existing buildings provided said proposed co-locators have received an appropriate permit for such use at said site from the city. A permittee shall exercise good faith in co-locating with other providers and sharing the permitted site, provided such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of

co-location. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the city may require a third party technical study at the expense of either or both the applicant and permittee.

B. All applicants shall demonstrate reasonable efforts in developing a co-location alternative for their proposal.

C. Failure to comply with the co-location requirements of this section may result in the denial of a permit request or revocation of an existing permit.

16.68.070 Technical and safety requirements.

A. *Construction and Installation.* The construction and installation of antenna support structures, antennas, attachment support structures and equipment enclosures shall be subject to the requirements of the city's [Development Guidelines and Public Works Standards](#) (with structural calculations provided by the applicant's Washington-licensed engineer), including the city's electrical code, and all applicable and most current standards published by the Electronics Industries Association/Telecommunications Industries Association (EIA/TIA). For structural components in particular, analysis per the most current TIA-222 is required.

B. *WCF Equipment Enclosures.* WCF enclosures shall be kept locked at all times and shall be clearly labeled as to the owner, operator, or a person to be contacted in the event of an emergency.

C. *Sidewalks.* WCFs shall not obstruct an existing public sidewalk or trail or area of public right of way or easement reserved for a future public sidewalk or trail.

D. *Street Lanes.* WCFs shall not obstruct a traffic lane, parking lane or bicycle lane and shall not create a traffic or sight distance impairment.

16.68.080 Radio frequency standards.

A. The applicant shall comply with federal standards for radio frequency emissions. Within six months after the issuance of its operational permit, the applicant shall submit a project implementation report which provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject site and compares the results with established federal standards. Said report shall be subject to review and approval of the city for consistency with federal standards. If on review the city finds that the WCF does not meet federal standards, the city may revoke or modify permits.

B. The applicant shall ensure that the WCF will not cause localized interference with the reception of area television or radio broadcasts. If on review the city finds that the WCF interferes with such reception, and if such interference is not cured within sixty days, the city may revoke or modify this permit.

16.68.090 Technological change and periodic review.

The city recognizes that WCFs and communication technologies in general are currently subject to rapid change. Innovations in such things as switching hardware and software, transmission/receiving

equipment, communications protocols, and development of hybrid cable/wireless systems may result in reducing the impacts of individual facilities and to render specific portions of Ordinance [1052](#) obsolete. The city recognizes the fast pace of this technology and shall have the flexibility to accommodate it where there is a conflict with provisions of Ordinance [1052](#) where the city considers it reasonable to do so where the purposes of Ordinance [1052](#) and vision of the city can still be accomplished.

16.68.100 Land use permit limitations.

- A. A permit shall become null, void and non-renewable if the permitted facility is not constructed and placed into use within eighteen months of the date of the city approval, provided that the permit may be extended one time for six months if construction has commenced before expiration of the original time period.
- B. The permit shall expire and the applicant must remove the facility if the facility is not put into use within ninety days after construction or if use is discontinued for a period in excess of ninety days. If the facility is not so removed, the city may cause the facility to be removed and all expenses of removal shall be paid by the owner of the land where the facility is located.
- C. The applicant shall maintain the WCF to standards that may be imposed by the city at the time of the granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the applicant fails to maintain the facility, the city may undertake the maintenance at the expense of the applicant or terminate the permit, at the city's sole option.
- D. The applicant shall notify the city of all changes in ownership or operation of the facility within sixty days of the change.

16.68.110 Applicability.

The requirements of this ordinance apply to all new WCFs and the expansion and/or alteration of any existing WCFs; provided that an in-kind or smaller replacement of transmission equipment will only require a written notification to the city.

16.68.111 Exempt installations.

The following items are exempt from the provisions of this chapter:

- A. Antennas designed to receive video programming from direct broadcast satellites (DBS).
- B. Antennas designed to receive video programming from multi-channel, multi-point distribution service (MMDS). MMDS is a wireless video service technology that is transmitted terrestrially rather than via satellite.
- C. Antennas designed to receive video programming from television broadcast stations.
- D. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the FCC.

- E. Antennas and related equipment no more than three feet in height that are being stored, shipped or displayed for sale.
- F. Radar systems for military and civilian communication and navigation.
- G. Licensed amateur (ham) radio stations.
- H. Satellite dish antennas less than two meters in diameter, including direct home satellite services, when used as a secondary use of the property.
- I. Routine maintenance or repair of a personal wireless service facility and related equipment (excluding structural work or changes in height or dimensions of antennas, tower, or buildings); provided, that compliance with the standards of this title are maintained.
- J. Government-owned wireless communications facilities, upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by the city designee; except that such facilities must comply with all federal and state requirements. No wireless communications facility shall be exempt from the provisions of this chapter beyond the duration of the state of emergency.
- K. Temporary, commercial wireless communications facilities, upon the declaration of a state of emergency by federal, state, or local government, or determination of public necessity by the city requirements. Said wireless communications facilities may be exempt from the provisions of this chapter up to three months after the duration of the state of emergency.
- L. Routine maintenance and repair of existing wireless communications facilities.

Exhibit L:

Chapter 16.70 STREET MERCHANTS

16.70.010 Intent.

It is the intent of this chapter to:

- A. Provide an opportunity for street merchants in zones where the use would enhance the pedestrian experience and be supportive of the intent and vision of the commercial zone in which it is located.
- B. Provide regulations for the appropriate siting and design of street merchant activities to provide for the compatibility of such use with adjacent retail activities.
- C. Provide standards that protect the public's health, safety and welfare with operation of these activities.

16.70.020 Definitions.

- A. "Approving authority" means the site plan review committee or the director according to the provisions of LMC [16.70.030\(B\)](#) (process for approval).
- B. "Director" shall refer to the director of the community and economic development department, or his or her designee, that is responsible for administration of limited administrative review pursuant to Section 1C of the Development Guidelines and Public Works Standards.
- C. "Designated food vehicle zone" is an area within a street designated for location of a food vehicles(s) by the director of public works.
- D. "Food vehicle" means a licensed and operable motor vehicle or trailer used to serve, vend, or provide food or nonalcoholic beverages for human consumption from a fixed location or along a route in a public place.
- E. "Handcrafted goods" means goods produced or created by the vendor from raw or basic materials.
- F. "Original art" means art crafted by the vendor or by artists the vendor acts as agent to on consignment of the art work.
- G. "Outdoor shopping center activities and events" means activities normally taking place in parking lots of shopping centers from time to time on a temporary basis. Activities include, but are not limited to, promotions or special showings and sale of boats and recreation vehicles or miscellaneous activities such as pony rides and carnival activities. Such activities attract consumers to the shopping center, both the traveling public and pedestrians in the area, and add flavor to the shopping experience. Activities do not significantly impede parking or circulation at the site or adversely affect permanent businesses in the area.
- H. "Outdoor food court" means one location (parking lot, plaza, or lot) where more than four street merchants selling food have located offering a choice of foods and vendors.

I. "Public place" means public right-of-way and the space above or beneath its surface, whether or not opened or improved, including streets, avenues, ways, boulevards, drives, places, alleys, sidewalks, planting strips, squares, triangles, and plazas that are not privately owned.

J. "Retail stand" means a vending cart, street merchant structure, food vehicle or temporary seasonal structure used for retail sale of approved street merchant merchandise. The retail stand is operated from a fixed location within a parking lot, pedestrian plaza, public property, or right-of-way and designed and sized to be readily moved.

K. "Street fair, outdoor food court or market" means a location where multiple street merchants and activities are organized as one function, including but not limited to one site, lot or parking lot designed or converted to accommodate multiple street vendors on a permanent or seasonal basis, the Lacey Fun Fair or a seasonal farmers' market.

L. "Street merchant" means a merchant selling goods from a fixed location within a parking lot, pedestrian plaza, public property or right-of-way using a vending cart, food vehicle, street merchant structure or temporary seasonal structure.

M. "Street merchant structure" means a structure typically larger than a vending cart that is not intended to be moved by one vendor. Such structure is intended to be set up and stationary in one location, is less than two hundred square feet and is not permanently affixed to its location by a permanent foundation. Examples include an espresso stand, year-round fruit and vegetable stand, or other similar building intended to be used for street merchant activity as defined in this chapter.

N. "Temporary/seasonal retail stand" means a stand to sell seasonal retail items on a temporary basis. These include fireworks stands, if allowed, Christmas tree stands and local agricultural fruit stands.

O. "Vending cart" means a movable cart that is used to serve, vend, or provide food, nonalcoholic beverages, or flowers.

16.70.030 Licensing, review, and approval of street merchant application required.

A. All business activities shall meet requirements of Chapter [5.12](#) LMC for city business licensing.

B. No "street merchant," "street fair," "food court," "market," "temporary/seasonal retail stand" or "outdoor shopping center activities and events" shall be permitted to operate within the city of Lacey without first obtaining the appropriate planning approval as follows:

1. *Limited Administrative Review.* Limited administrative review shall generally be required for street merchant activities that are minor in scope and involve use of a vending cart or food vehicle located on private property or a designated pedestrian plaza. A street merchant operating from a street merchant structure located in a parking lot may also qualify for this abbreviated review depending on the size of the area to be used and the scope of activity expected. These applications shall be processed pursuant to the requirements of Section 1C.030 of the City of Lacey Development Guidelines and Public Works Standards.

2. *Site Plan Review.* Site plan review shall generally be required for street merchant activities that are larger in scope and activity than a single merchant operating from a vending cart including:

- a. Outdoor food courts, shopping center activities, and street fairs and markets that involve multiple (more than three) street merchants.
- b. Applications that are in public right-of-way that require location in a designated food vehicle zone.
- c. Applications that require special consideration because of location circumstances, size of street merchant structure or area, scope of activity, or potential impacts.

These applications shall be processed pursuant to the requirements of Chapter [16.84 11.08](#) LMC (Site Plan Review).

3. *Determining Process.* Based upon the individual characteristics of an application, considering location, size, and scope of use and potential impacts, the director may determine that a street merchant application shall be processed either as a limited administrative review, or as a full site plan review. This determination shall be based upon which process best matches the need for review of a project, considering its individual and unique circumstances, and shall be based upon the sole discretion of the director.

C. *Complete Application and Content.* Street merchant applications shall include the following information:

1. Detailed scale drawings of the location of the stand.
2. The device to be used, materials specifications with drawings showing all four sides of the vending device, color schemes and any logos, printing or signs which will be incorporated. For existing vending devices, color photographs may be substituted for drawings.
3. The application shall contain a plan for scheduled hours of operation for the season that includes time of day, days of week, months of the year, and scheduled closings.
4. Written approval of the landowner shall also be submitted at the time of application.

D. *Permitted Street Merchant Activities.* The approving authority may approve street merchant activities meeting the definition of retail stands and temporary/seasonal retail stands. Provided, the approving authority may approve street fairs, outdoor food courts or markets, or outdoor shopping center activities and events based upon findings consistent with the intent of this chapter and the approval process as outlined in subsection [B](#) of this section.

E. *Approving Authority Consideration and Decision.* The approving authority, as described in subsection [B](#) of this section, shall ensure the following items are satisfied when acting upon an application:

1. The proposal is consistent with the standards and intent of this chapter.
2. The proposal will enhance the attractiveness of the pedestrian environment in which it is located.

3. The proposed street merchant activities are designed, oriented and operated to serve pedestrians with the exception of a street merchant structure or temporary/seasonal retail stand located in a parking lot.

F. Based upon consideration of the application and its consistency with the intent and standards of this chapter, the approving authority may approve or deny an application. In approving an application, the approving authority may require any conditions on operation, location or design it deems necessary to ensure compliance with this chapter.

G. The approving authority may administratively approve any variances from the standards section of this chapter it deems necessary to fully satisfy the intent of this chapter to provide an exceptional pedestrian experience at strategic locations within the city.

H. When authorizing variances to retail stand criteria, the applicant should demonstrate to the approving authority's satisfaction the approved design will be compatible with surrounding architecture, will add to the pedestrian desirability of the area, and will be a benefit to the neighborhood and zone in which it is located.

16.70.040 Design and development standards for retail stands.

Retail stands shall generally comply with the following requirements:

A. Vending carts will normally not be more than sixty square feet provided the approving authority may approve any size of vending cart it determines meets the spirit and intent of this chapter.

B. A street merchant structure shall not be more than two hundred square feet in size.

C. A canopy or umbrella may be included with a retail stand. The canopy or umbrella shall be of vinyl, canvas, or similar durable material. All parts of such umbrella or canopy must have a minimum of seven feet of vertical clearance to the ground.

D. Retail stand materials shall be low maintenance and cleanable, preferably painted and of noncorrosive metal.

E. Temporary/seasonal retail stands may be of the size necessary to carry out their temporary operations as approved by the approving authority.

F. Each retail stand shall be a self-contained unit; provided, however, that self-contained electrical power generators are not permitted unless the approving authority determines noise impacts can be mitigated. Utility service connections may be permitted at permanent street merchant pads at the discretion of the city. Electrical service connections may be permitted by a property owner leasing space to a street merchant or by the adjacent property owner and when the following requirements are met:

1. Electrical lines are not allowed overhead or lying on the sidewalk.

2. The outlet location must be placed outside the walkways which are accessible to public and private use.

3. Length of electrical hookup must be within fifteen feet of the stand.
4. No extension cords will be allowed.
5. Hookup must be permanently wired to the retail stand and meet National Electrical Code requirements as to type, size and grounding, terminating in an approved outside weatherproof-type receptacle.
6. Each retail stand shall require an electrical permit unless previously approved, and will require inspection prior to operation of the stand.
- G. Advertising signs may only be placed on the cart. Provided, street merchants selling food or nonalcoholic beverages within pedestrian plazas may have one sandwich board sign which would be limited to two feet wide and four feet high. Such sandwich board sign must be located within the pedestrian plaza and oriented to pedestrians at the site.
- H. All required licenses and permits issued by the city of Lacey must be displayed in a prominent, visible manner.
- I. It is the responsibility of the applicant to obtain necessary health department licenses and to adhere to best practices for food handling when undertaking street merchant activities involving the preparation and serving of food.
- J. All persons conducting a retail stand business within the city must keep the site clean and orderly at all times and pick up any refuse or debris and clean up liquid spillage deposited by any person using the business location. Additionally, all such persons shall provide a refuse container for litter. This container shall be of a design approved by the city and must be emptied on a regular basis.
- K. Support equipment and accessories shall generally be self-contained within the retail stand. Support equipment and accessories must not be placed so as to impede pedestrian or vehicular traffic or distract from the pedestrian experience.
- L. Retail stands selling food within a pedestrian plaza may have accessory seating and tables. Retail stands selling art and crafts may have merchandise displays set up adjacent to the retail stand for pedestrian view only. The location of art and craft displays shall be approved by the approving authority only when it determines such accessories will enhance the pedestrian experience at the site and be compatible with the intent of the zone and neighborhood in which it is located.
- M. All persons conducting a retail stand business shall obey any order of a police officer to temporarily move such retail stand to avoid congestion or obstruction of the surrounding area for pedestrian and/or vehicular traffic.
- N. All retail stands shall have fire extinguisher(s) available according to currently adopted fire code requirements.
- O. Sustainable and creative designs are encouraged.
- P. Street merchant designs that are fun and add interest to the street are encouraged.

16.70.045 Approved retail stand merchandise.

The following merchandise may be sold from retail stands:

- A. Food.
- B. Nonalcoholic beverages.
- C. Newspapers and magazines.
- D. Original art and handcrafted goods.
- E. Other items the approving authority determines are appropriate to pedestrian areas that will enhance the pedestrian experience.

16.70.050 General location standards.

A. Retail stands may only be located in the following zones:

- 1. All commercial zones.
- 2. All light industrial zones.
- 3. Community office zone.
- 4. Mixed high density corridor and mixed moderate density corridor.
- 5. Along arterials and collectors at key multimodal intersections in pocket parks or pedestrian plazas as approved by the approving authority based upon findings that it will enhance the local pedestrian experience.
- 6. Open space institutional zones.

B. Retail stand locations shall be compatible with the pedestrian and the vehicular nature of the zone, the use of the right-of-way as a public thoroughfare, the use of parking lots as public parking areas, and/or the use of an open air plaza. The site shall be located to enhance the pedestrian nature of the zone and shall not be located so as to attract or serve vehicular traffic.

C. Temporary/seasonal retail stands may be located to attract and serve vehicle traffic.

D. In determining whether or not the proposed location would be permitted, the following criteria shall be considered:

- 1. The type and intensity of the proposed use and the type and intensity of existing uses;
- 2. The width of the sidewalk, pedestrian plaza or parking lot in which it is to be located;
- 3. The proximity and location of existing street furniture, including but not limited to signposts, lampposts, bus shelters, benches, phone booths, trees, newsstands, as well as the presence of bus stops and truck loading areas;

4. Established or proposed pedestrian and vehicular traffic patterns;
 5. The number of available retail stand sites in a given area or zone of the city and the number of existing retail stands in such area;
 6. Other factors deemed relevant by the approving authority, consistent with the purpose of this chapter and intent of the zone proposed for the use.
- E. The retail stand and location shall promote the diversity of retail stand activity.
 - F. The site and retail stand together shall not create a pedestrian or vehicular traffic hazard.
 - G. The retail stand shall be compatible with uses in the general vicinity and adjacent properties.
 - H. The retail stand location shall promote the pedestrian nature of the general area in which it is located.
 - I. The retail stand location shall be compatible with the public interest in the use of the sidewalk as a public right-of-way and the use of a public or private parking lot for the primary intended use of vehicular parking and, as such, shall not endanger the public health, safety and welfare.

16.70.060 Specific location standards.

- A. No retail stand shall be placed within one hundred feet or fronting a property of a business which specializes in an item that the retail stand offers for sale unless the applicant owns the establishment or has written consent from the proprietor of the establishment, e.g., a retail stand selling ice cream may not be located within one hundred feet of an established ice cream parlor. This one-hundred-foot distance restriction shall be measured using the distance of the route of access between the two uses (the route someone would walk or drive).
- B. The distance requirement of subsection [A](#) of this section may be reduced or waived if the street merchant is locating adjacent to a key pedestrian intersection and in a designated pedestrian plaza designed to accommodate a street merchant, or other circumstance related to the context of the application that make a lesser buffer appropriate to meet the intent of this chapter.
- C. Each retail stand shall be placed so it does not obstruct or impede pedestrian or vehicular traffic.
- D. Each retail stand shall be limited to its approved locations.
- E. Only one retail stand site shall be approved for each pedestrian plaza or pocket park or parking lot unless the approving authority finds that additional stand(s) would be consistent with the intent of this chapter to promote the pedestrian experience and will not adversely impact pedestrian or vehicular circulation or be detrimental to the intent and vision for the surrounding zone.
- F. Any retail stand located in a parking lot shall comply with the following minimum standards:
 1. The retail stand shall not block entrances and exits to the parking lot or fire exit doors of any buildings;

2. Retail stands should normally not occur in parking spaces directly in front of entrances or windows of the building;
 3. The retail stand shall comply with all other applicable city ordinances.
- G. No retail stand shall be located within eight feet of an abutting property.

16.70.065 Location and leasing of city property for retail stand activities.

The approving authority may designate approved retail stand sites in any zone approved for such use on publicly owned parks, pedestrian plazas or city right-of-way on a sidewalk or street side in a designated food vehicle zone. In doing so, the number of approved sites shall be limited to what the approving authority determines is appropriate to the pedestrian experience of the site and consistent with the intent and vision of the zone in which it is located. The approving authority must also find that the location of such retail stand space will not adversely affect pedestrian or vehicular traffic flow or create any undue hazard and will generally meet location criteria of LMC [16.70.050](#) and [16.70.060](#). In such cases, the city may competitively lease such spaces to street vendors consistent with policy for leasing of vending spaces to private entrepreneurs in city parks.

16.70.070 Insurance.

If an area to be approved for a retail stand is City-owned, such as a sidewalk or street right-of-way, the applicant must obtain and retain public liability and property damage insurance coverage, naming the City as a co-insured, and must sign an agreement to indemnify and hold the City harmless. The amount of coverage shall be determined by the City.

16.70.080 Permit limitations.

- A. A retail stand review approval may not be transferred to another person or to a location other than that stated on the permit.
- B. Retail stands issued for public right-of-way or public property shall normally be reviewed once every year and may be extended each year for additional one-year increments if the approving authority finds that the retail stand has been operated in a way to enhance the pedestrian experience and is still a benefit to the zone in which it is located. When granting extensions, the approving authority may attach additional conditions to an approval it deems necessary to comply with this chapter or new city regulations. This shall not prohibit the city from entering into multiple-year contracts if such are considered appropriate for the site and consistent with city policy.
- C. Any permit or approval issued by the city for a retail stand on private property does not affect the permittee's responsibility to secure and maintain a contract or written approval from the property owner.

16.70.090 Permit revocation.

The approving authority may immediately revoke or suspend a permit or deny either the issuance or renewal thereof if the committee finds that:

- A. The applicant or permittee has violated or failed to meet any of the provisions of this chapter or conditions of the permit;
- B. The retail stand or operation is detrimental to the surrounding businesses or to the public due to either appearance or condition of the stand;
- C. Any required licenses have been suspended, revoked or cancelled;
- D. The applicant or permittee does not have a current, effective insurance policy in the minimum amount provided in this chapter;
- E. The scheduled hours of operation are not followed; or
- F. The property owner has withdrawn approval or revoked the contract allowing the use on his/her property.

Upon denial, suspension or revocation, the approving authority shall notify the applicant or permittee in writing of the action the approving authority has taken and the reasons therefor. After giving such notice by mail or in person, if the retail stand has not been removed within fifteen days, the city may cause a removal of any retail stand found in violation of this chapter, and is authorized to store such stand until the owner thereof shall redeem it by paying the removal and storage charges.

16.70.110 Appeals.

Any decision of the city of Lacey, in the administration of this chapter, may be appealed in accordance with Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards.

Chapter 16.72 OFF STREET PARKING AND LOADING

16.72.010 Intent.

It is the intent of this chapter to:

- A. Assure that space is provided for the parking, loading and unloading of motor vehicles on the site of premises or uses which attract said motor vehicles;
- B. Provide minimum and maximum standards of space and parking arrangements, and for the movement of motor vehicles into and out of such spaces;
- C. Promote implementation of the city of Lacey Transportation Plan policies to support commute trip reduction programs and more use of transportation choices;
- D. Provide alternatives and incentives to reduce parking needs by utilizing transportation demand management (TDM) strategies;
- E. Reduced parking has benefits, particularly considering opportunities for alternative use of valuable land resources. Less space utilized for parking means additional area for retail space, additional building pads, or more pervious surface and landscaping. Increased retail space can help promote a healthy retail tax base. More pervious surface and landscaping can reduce drainage impacts, and promote more attractive cityscape;
- F. Calm traffic for pedestrian comfort and security on public streets and parking lots by:
 - 1. Controlling access to sites; and
 - 2. Allowing parking on the streets in zones with a pedestrian emphasis for separation between the sidewalk and moving automobiles;
- G. Enhance safety for pedestrians and motor vehicle operators;
- H. Encourage the creation of an aesthetically pleasing and functionally adequate system of off-street parking and loading facilities.

16.72.020 General requirements.

- A. Off-street parking spaces and driveways shall not be used at any time for purposes other than their intended use, i.e., the temporary storage of motor vehicles used by persons visiting or having business to conduct on the premises for which the parking is provided. Provided, however, the site plan review committee may approve other uses it deems reasonable that will not adversely impact parking requirements for the primary use of the property such as street merchant pads, temporary seasonal merchandise displays, pedestrian refuge islands, and pocket parks for pedestrian seating and use.
- B. Parking space required and intended for use by occupants or users of specific premises shall not be leased or rented to others, nor shall such space be made unavailable through other means to the users for whom the parking spaces are intended. This, however, does not preclude shared parking arrangements approved by the city or other activities approved by the site plan review committee.

C. Except where specifically permitted in certain zoning districts, off-street parking spaces shall not be used for loading or unloading of commercial vehicles larger than those vehicles for which the parking spaces are intended.

D. Whenever a building or a piece of land is put to a use different from the immediately preceding use, or when a building is remodeled, reconstructed or expanded, adequate off-street parking shall be provided consistent with the new use, reconstruction or expansion of the premises.

E. Proposed large projects that are defined as major employers or worksites (RCW [70.94.524](#)) shall provide an assessment of the cost of parking space separate from the cost of the area used for building purposes. This information will help the applicant, the city of Lacey and Intercity Transit evaluate opportunities for parking reduction and TDM strategies.

16.72.025 Maintenance.

A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this chapter are maintained for the duration of the improvement or use requiring the parking area.

B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.

C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or, in areas where curb exists, the curb may be painted red in lieu of signs.

16.72.030 District parking requirements.

A. The requirements for any use not listed herein shall be those of the listed use most similar to the unlisted use. When similarity is not apparent, the enforcing officer and/or the site plan review committee shall determine the minimum and maximum for the unlisted use.

B. For conditional uses, as identified and described in Chapter [16.6611.09](#) LMC, the parking requirement shall be as provided in that chapter or as determined by the site plan review committee.

C. *Residential District.* Off-street parking requirements for residential districts are located in Table [16T-13](#).

D. *Commercial, Community Office and Industrial Uses.*

1. General Parking Standards--Parking Standard Table.

a. In the several commercial, industrial, community office, and mixed use districts, off-street parking requirements shall be as shown in Table [16T-13](#); provided, that all of the property is controlled by a single person or corporation, or written agreements for shared parking, acceptable to the city, are filed with the enforcing officer.

b. *Phased Reduction of Maximum Parking Standards.* One technique for transportation demand management (TDM) is to reduce maximum allowable parking spaces. This can be done by slowly phasing down the maximum allowable number of parking spaces over a period of years. This technique has advantages of reducing vehicle trips and conserving urban commercial land that can be used for other purposes. However, this technique has the potential to have a significant adverse impact on the jurisdiction's economic development if other reasonable forms of alternative transportation are not available. This technique should be periodically revisited to consider its viability but should not be implemented until its viability for Lacey is established.

c. *Minimum Optional Guidelines and Maximum Standards.* To promote parking reduction, the optional minimum guideline serves as a suggested parking number but is not mandatory for automobiles except for single-family residential development. Applicants are encouraged to provide less automobile parking than the minimum listed whenever possible based upon being located within one-half mile of a fixed transit route with thirty-minute headway or less, available on-street parking, shared parking within walking distance, on-site vehicle sharing programs, and other factors. The minimum number listed for bicycle parking shall be provided as indicated in the table for both commercial and residential development.

If the number of parking spaces is less than the minimum required, this shall be demonstrated at the time of application to the site plan review committee based upon a parking plan. Upon justification to the satisfaction of the committee, whatever number of parking spaces agreed upon shall be the number required, and this shall be an enforceable condition of the approval.

The maximum parking standards may be increased if the site plan review committee finds compelling reasons to do so. Such determination shall be at the sole discretion of the committee based upon such factors as unique site or use requirements, historical data of a particular use or other relevant factors indicating additional parking is necessary to properly serve a use or uses at a site.

Shared parking agreements are encouraged if the physical relationship between the premises is within convenient walking distance and makes such sharing possible.

2. If more parking spaces than the maximum permitted by Table [16T-13](#) exist on the subject property, an owner/developer may lease those excess spaces or convert excess spaces into LID facilities where feasible, such as permeable paving or bioretention, until conformance with Table [16T-13](#) is reached.

a. Shared parking is particularly encouraged when:

- (1) The total number of parking spaces provided is sufficient to meet expected demand; or
- (2) The uses are operating during different hours and number of spaces needed for all uses at any one time are satisfied. If permitted, the total number of spaces for a shared arrangement should be no greater than the maximum number of spaces permitted for all uses operating at the same time.

b. Where adjoining parking facilities of two or more ownerships are developed and designed as one parking facility, a reduction of required parking spaces may be permitted based upon the increased potential opportunity for shared parking and other parking reduction techniques.

c. The continuation of joint or shared facilities should be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking association. Joint or shared parking associated with multi-tenant retail and commercial uses will be considered to be a shared parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the shared parking facility below seventy-five percent of the requirements for all uses sharing the facility will be required to provide additional parking.

d. For large projects where a traffic study is required under Chapter [14.21](#) LMC (Traffic Mitigation and Concurrency) and the proposal has one hundred or more employees, a comprehensive TDM strategy may be proposed to achieve a reduction in minimum parking listed in the parking table. Additionally, a bonus credit towards transportation impact fees may be awarded for reducing parking area pursuant to this section. The reduction in parking permitted and the incentive bonus shall be commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs.

Alternative programs that may be considered by the enforcing officer and/or site plan review committee under this provision include, but are not limited to, the following:

- (1) Private vanpool operation;
- (2) Transit/vanpool fare subsidy;
- (3) Imposition of a charge for parking;
- (4) Provision of subscription bus services;
- (5) Flexible work hour schedule;
- (6) Capital improvements for transit services;
- (7) Preferential parking for carpools/vanpools;
- (8) Participation in the ride-matching program;
- (9) Reduction of parking fees for carpools and vanpools;
- (10) Establishment of a transportation coordinator position to implement carpool, vanpool and transit programs;
- (11) Bicycle parking facilities including associated shower and changing facilities;
- (12) Compressed work week;
- (13) Telecommuting;
- (14) Advancements in technology including autonomous vehicles;
- (15) Other techniques and strategies approved by the site plan review committee.

e. Parking reduction under this subsection [\(D\)\(2\)](#) must provide information regarding the administration of the program to the site plan review committee. The information must include:

- (1) Address each individual TDM strategy as part of the transportation impact analysis;
- (2) Provide the city with an estimate of peak hour employees as part of their site plan review application and traffic impact analysis;
- (3) Provide estimated parking occupancy rates for the development as part of the transportation impact analysis showing average weekday use;
- (4) Demonstrate how TDM strategies will be used to minimize the need for parking.

3. The city is hereby authorized to develop parking requirements specific to certain geographic locations or districts rather than individual sites by pooling parking supply in desired locations. Any parking requirements established as part of these programs may deviate from the typical standards contained herein and would be binding on the properties within these locations.

E. *Transportation Demand Management Incentives.* The site plan review committee shall determine whether the applicant can receive a traffic impact mitigation fee reduction for implementation of TDM strategies that reduce parking needs. Such incentives will be as listed in the following schedule as well as any traffic mitigation credit allowed under LMC [14.21.030](#). The incentive bonus is as follows:

1. Any developer who builds at the minimum amount of parking allowed shall receive a five percent trip reduction in the calculation of traffic impacts.
2. Any developer who builds at or below the minimum and includes significant strategies from subsection [\(D\)\(2\)\(d\)](#) of this section is eligible for an additional five percent trip reduction bonus.
3. Additional bonuses will be allowed under the provisions of LMC [14.21.030](#).

Table 16T-13

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
BUSINESS PARK				
General business park ¹	Per 1,000 square feet	2	4	See offices
COMMERCIAL				
Banks	Per 1,000 gross square feet	2	3	See offices

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Billiard halls	Per table	1	2	1 per 20 auto stalls. Minimum of 4
Bowling alleys	Per alley	3	5	1 per 20 auto stalls. Minimum of 4
Commercial recreation	Per 1,000 square feet	3	5	1 per 20 auto stalls. Minimum of 4
Daycare, preschools, nursery schools	Per teacher plus 1 drop-off loading area per 7 students	0.5	1	1 per 25 auto stalls. Minimum of 1
Hotels, motels	Per room or suite	1	2	See retail
Medical offices	Per 1,000 square feet of GFA	2	4	See offices
Mini storage	Per 100 units or a minimum of 3 spaces plus 2 for permanent on-site managers	1		None
Mortuaries, funeral homes	Per 4 seats	1	2	None
Neighborhood commercial shopping area	Per 1,000 square feet	1	2	See retail
Office building	Per 1,000 square feet of GFA			1 per 15 auto stalls. Minimum of 2

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
	• With on-site customer service	2	4	
	• Without on-site customer service	1.5	3	
Regional shopping centers, food and drug stores	Per 1,000 square feet of GFA	3	6	See retail
Restaurants	Per 100 square feet of dining area	1	4	See retail
Retail	Per 1,000 gross square feet	3	6	1 per 20 auto stalls. Minimum of 2
Retail in mixed use development ²	Per 1,000 gross square feet	2	4	See retail
Service stations (mini marts are retail uses)	Per employee plus per service bay	0.5	1	None
INDUSTRIAL				
General industrial	Greatest number of employees on a single shift plus 1 square foot of parking for each square foot of display area plus 1 space for each vehicle owned, leased or operated by the company	0.5	1	See offices

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Warehouse	Per 1,000 square feet of GFA plus	1		None
	Per 400 square feet of GFA used for office or display area	1		
INSTITUTIONAL				
Convalescent facilities, nursing homes	Per 2 patient beds	1	3	See offices
Hospital	Per bed	0.5	1	See offices
Libraries	Per 200 square feet of GFA	0.5	1	1 per 20 auto stalls. Minimum of 2
Schools, elementary and junior high	Per classroom and office	1	1.5	1 per classroom
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	2	1 per five auto stalls. Minimum of 2
PLACES OF ASSEMBLY				
Places of assembly without fixed seats	Per 1,000 square feet of GFA ³	10	11	1 per 25 auto stalls. Minimum of 2
Places of worship	Per 4 seats	1	2	1 per 40 auto stalls. Minimum of 4

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Stadiums, auditoriums, gymnasiums, theaters ⁴	Per 4 seats of the permitted assembly occupants	1	1.5	1 per 25 auto stalls. Minimum of 4
RESIDENTIAL				
Accessory dwelling unit	Per dwelling unit	1		None
Single-family	Per dwelling unit	2 ⁶		None
Duplexes	Per dwelling unit	2		None
Multifamily structures	Per each studio unit	1		1 per 10 auto stalls. 2 minimum per building
	Per each 1- or 2-bedroom unit	1.5		
	Per each 3 or more bedroom unit	2		
Manufactured home subdivision	Per dwelling unit	2		None
Manufactured home parks ⁵	Per dwelling unit	1.5		None
Rooming houses, lodging houses, bachelor or efficiency units	Per occupant	1	3	None
Senior citizen apartments	Per 3 dwelling units	1	2	See multifamily

1 When calculating need, a lower ratio of five-tenths per one thousand square feet of GFA can be justified when a covenant is attached to the property that limits the occupancy load to ninety-five

percent of the parking stalls available. In addition, the SPRC may authorize a parking ratio up to five spaces per one thousand square feet of GFA if the need can be demonstrated.

2 If retail space in a mixed-use development exceeds forty percent of the gross floor area of the development, the retail use parking requirements of this section apply to the entire space.

3 Gross square feet does not include enclosed or covered areas used for off-street parking or loading, mechanical floor areas or covered public spaces.

4 School and/or public facility parking spaces may be used provided the facilities are on the same or contiguous parcels within three hundred feet of the theater or auditorium.

5 In manufactured home parks, the parking spaces in excess of one per manufactured home may be grouped in shared parking areas.

6 For single-family residential development, a minimum of two parking spaces is required.

The following notes apply to all of the above uses:

- Minimum automobile spaces listed in the table are optional guidelines provided in LMC [16.72.030\(D\)\(1\)\(c\)](#) (optional minimum guidelines). Minimum parking spaces for bike parking are mandatory.
- Parking ratios for mixed use development projects shall be determined by calculating the percentage of GFA by use multiplied by the appropriate parking ratio for each use plus a five percent parking reduction for two uses, ten percent parking reduction for three uses and fifteen percent parking reduction for four or more uses.
- Parking spaces provided as part of the above/below grade parking amenity identified in Table [14T-12](#) shall be exempt from all maximum parking requirements.
- All major employers or major worksites, as defined by RCW [70.94.524](#), shall designate at least five percent of auto spaces as carpool spaces. These spaces must be located as close to the main employee entrance as possible and shall be called out on the site plan.
- Where adjacent roads are designed for on-street parking and approved by the public works director, parking credit may be given for on-street parking.

16.72.040 Repealed

Repealed by [Ord. 1496](#). **16.72.045 Repealed**

Repealed by [Ord. 1496](#). **16.72.050 Development standards.**

A. Parking lot construction shall comply with LMC [14.19.030](#).

B. Parking area design shall include:

1. *Ingress and Egress*. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city engineer.

2. *Backing Out Prohibited.* In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

3. *Parking Spaces--Access and Dimensions.* Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in Tables [16T-18](#), [16T-19](#), and [16T-20](#).

4. *Surfacing.* All parking areas for more than four vehicles shall be surfaced with permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.

5. Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

6. Parking shall be designed and constructed for a minimum of thirty percent and a maximum of fifty percent of the required number of spaces for compact size cars. An applicant must clearly identify all spaces designed and constructed for compact car use. The enforcing officer and/or site plan review committee may approve the design and designation of the required percentage of spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.

7. Parking area for land uses located outside the city shall be prohibited.

8. Convenient and safe pedestrian access shall be provided. At a minimum, pedestrian features shall include:

a. Raised crosswalks with color and texture (preferably brick or brick-like) where pedestrian access crosses automobile access lanes.

b. Pedestrian lanes shall be designed with texture and color, preferably brick or brick-like accents.

c. Planter areas and vegetated LID facilities shall be designed in consideration of pedestrian access to provide separation from automobile access lanes, to help identify areas for pedestrian access and to make pedestrian access more comfortable and inviting.

d. Pedestrian access shall be designed through a consideration of on-site activity as well as uses and destination sites that are located in the surrounding area. Where parking areas for other destination sites are adjacent to the site, linkage should be provided so customers from one site will not have to get in a car and drive to the next.

e. Lighting shall be provided along designated pedestrian routes to enhance safe walking conditions and to deter crime. Lighting shall be adequate, focused and shielded to illuminate pedestrian paths and to prevent light impacts to adjacent properties. Lights provided for a parking lot shall be designed to provide coverage for both vehicles and pedestrians and may be of a scale appropriate to both. Where pedestrian routes leave a parking lot, pedestrian-scale lighting shall be used.

9. An owner/developer may install parking spaces in phases if a phased schedule has been approved by the enforcing officer and/or site plan review committee. This schedule must specifically indicate when the parking will be provided. The enforcing officer and/or site plan review committee may permit the use of temporary parking areas with appropriate screening as part of a phasing schedule. In addition, the enforcing officer and/or site plan review committee may require a performance assurance device to insure conformance with the requirements of Ordinance [1130](#).

10. When adequate vehicular access to an approved lot or development is available from a side street, no such access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic or the street that would have the least conflict with pedestrian traffic.

11. *Parking Area and Circulation Design.*

a. The city public works department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.

b. Internal circulation of the lot shall be so designed as to minimize conflicts with pedestrians with priority given to pedestrians considering convenience, comfort, safety and security. In-and-out driving time, idling time and time spent looking for a parking space should be a consideration, but should not influence design parameters that reduce pedestrian functionality.

c. Parking areas shall include landscaping as required by Chapter [16.80](#) LMC. Landscaping shall be designed to provide both functional and aesthetic benefits, be designed to ensure safety for drivers and pedestrians, and avoid creating security dangers for customers or employees.

d. Parking circulation and design shall meet requirements for public transportation and pedestrians under LMC [14.23.084](#).

C. *Bicycle Design Standards.*

1. The minimum bicycle rack shall be grouped into four parking stalls for ease of visibility to the public. Bicycle facilities shall be shared among adjoining establishments.

2. Bicycle racks which only support a bicycle front or rear wheel are not permitted. The rack shall be securely mounted to the ground and covered and provide two points of support on the frame to prevent locked bicycles from falling over.

3. Bicycle parking spaces shall be two feet by six feet with no less than a seven-foot overhead and a five-foot maneuvering aisle behind each row of bicycle parking.

4. A bicycle parking area shall be separated from a motor vehicle parking area by a barrier, post or bollard, or by at least five feet of open space behind the maneuvering area.

5. Bicycle facilities shall be located no further from a public entrance than the nearest non-handicapped parking stall.
6. If public bicycle parking is not clearly visible from the main entrance, then directional signs shall be provided.
7. All major employers or major worksites, as defined by RCW [70.94.524](#), shall provide bicycle parking facilities, lockers, changing areas, and showers for employees who bicycle or walk to work.

Chapter 16.73 ELECTRIC VEHICLE INFRASTRUCTURE

16.73.010 Intent.

- A. To provide adequate and convenient electric vehicle charging stations to serve the needs of the traveling public;
- B. To provide opportunities for Lacey residents to have safe and efficient personal electric charging stations located at their place of residence;
- C. To provide the opportunity for commercial and industrial projects to supply electrical vehicle charging station services to their customers and employees;
- D. To create standard criteria to encourage and promote safe, efficient and cost effective electric vehicle charging opportunities in a full range of zones and settings for convenience of service to those that use electric vehicles.

16.73.015 General Provisions.

- A. Use of specially designated charging stalls: Electric vehicle charging stations should be reserved for parking and charging electric vehicles only.
- B. Electric vehicles parking: Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

16.73.020 Definitions.

- A. “Battery charging station” means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter [19.28](#) RCW and consistent with rules adopted under RCW [19.27.540](#).
- B. “BEV” means a battery electric vehicle. A battery electric vehicle, or BEV, is a type of electric vehicle (EV) that uses chemical energy stored in rechargeable battery packs. As with other electric vehicles, BEVs use electric motors and motor controllers instead of internal combustion engines (ICEs) for propulsion. Sometimes, all-electric vehicles are referred to as BEVs (although a plug-in hybrid vehicle is also a battery electric vehicle).
- C. “Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter [19.27](#) RCW and consistent with rules adopted under RCW [19.27.540](#).
- D. “Charging levels” means the electrical force, or voltage, at which an electric vehicle’s battery is recharged. Levels 1, 2, and 3 are the most common EV charging levels, and include the following specifications:

1. Level 1 is considered slow charging. It requires a 15 or 20 amp breaker on a 120-volt AC circuit and standard outlet. This level of charging can fully recharge a BEV between 8 and 32 hours and a PHEV between 3 and 15 hours.
 2. Level 2 is considered medium charging. It requires a 40 amp to 100 amp breaker on a 240-volt AC circuit. This level of charging can fully recharge a BEV between 4 and 6 hours and a PHEV between 1 and 2 hours.
 3. Level 3 is considered fast charging. It requires a 60 amp or higher dedicated breaker on a 480 volt or higher three-phase circuit with special grounding equipment. Level 3 charging uses an off-board charger to provide the AC to DC conversion, delivering DC directly to the car battery. Charging time ranges from 25-40 minutes for BEVs and less than 20 minutes for PHEVs.
- E. “Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. “Electric vehicle” includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; (4) medium-speed electric vehicle; and (5) electric motorcycles.
- F. “Electric vehicle charging station” means a public or private parking space located together with a battery charging station which permits the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. An electric vehicle charging station is permitted as an accessory use to any principal use.
- G. “Electric vehicle infrastructure” means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.
- H. “Electric vehicle parking space” means any marked parking space that identifies the use to be exclusively for an electric vehicle.
- I. “Fast charging station” means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth by Chapter [19.28](#) RCW and consistent with rules adopted under RCW [19.27.540](#).
- J. “NEV” means a Neighborhood Electric Vehicle. This is an electric vehicle that is capable of traveling at a maximum speed of 25 mph. They come with safety features like headlights, turn signals and seat belts. They may also be referred to as Low Speed Vehicles or LSVs.
- K. “Non-Electric Vehicle” means any motor vehicle that does not meet the definition of “electric vehicle.”
- L. “PHEV” is a plug-in hybrid electric vehicle, also known as a plug-in hybrid. It is a hybrid vehicle with rechargeable batteries that can be restored to full charge by connecting a plug to an external electric power source. A PHEV shares the characteristics of both a conventional hybrid electric vehicle, having an electric motor and an internal combustion engine; and of an all-electric vehicle, also having a plug to connect to the electrical grid. Most PHEVs on the road today are passenger cars, but there are also PHEV

versions of commercial vehicles and vans, utility trucks, buses, trains, motorcycles, scooters, and military vehicles.

16.73.030 Where Permitted.

A. *Zones Allowed.* “Electric vehicle charging stations” shall be considered an allowed use in association with a primary permitted use in every zoning designation;

B. *Battery Exchange Stations.* “Battery exchange stations” are permitted in any commercial, industrial or mixed use zone. Provided, all other requirements for the building or space the use occupies can be satisfied, such as design review, fire code and building code requirements. This use is specifically prohibited in exclusively residential zones or zones designated OSI for environmentally sensitive reasons.

16.73.032 Required Facilities.

A. Electric vehicle charging station(s) level 2 or higher shall be provided for the land uses in Table [16T-86](#); provided, that one of the following occurs:

1. A new building or a new off-street parking facility is developed;
2. The parking capacity of an existing building, site, or parking facility is increased by more than fifty percent. The fifty percent threshold shall be cumulative over the most recent five years, including calculations of all previously exempt expansions.

Table 16T-86 Required Number of Electric Vehicle Charging Stations

Land Use Type	Percentage of Parking Spaces*
Multifamily residential, 10 or more units	5%
Lodging	5%
Office, institutional, municipal, medical	3%
Industrial	1%
Recreational/entertainment/cultural	1%

* Percentage shall be rounded to the nearest whole number of spaces. For example, if two and four-tenths spaces are calculated, two spaces would be required. If two and six-tenths spaces are calculated, three spaces would be required. For percentages equaling one-half space or less, no spaces are required.

16.73.035 Process for Review for Battery Exchange Stations.

If the facility includes a battery exchange station, or is associated with a new commercial activity requiring SPR approval, the application shall be reviewed and approved through [SPR \(Chapter 16.84 LMC\) Site Plan Review, Chapter 11.07 LMC](#).

16.73.040 Design Criteria and Guidelines.

A. The following criteria shall be applied to electric charging facilities:

1. *Generally.* Location and layout of electric vehicle parking is expected to vary based on the design and use of the primary parking lot. It is expected flexibility will be required to provide the most convenient and functional service to users. Standards and criteria should be considered guidelines and flexibility should be allowed when alternatives can better achieve objectives for provision of this service.
2. *Signage to Identify.* Each charging station space should be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations should be included if time limits or tow away provisions are to be enforced by the owner.
3. *Maintenance.* Charging station equipment should be maintained in all respects, including the functioning of the charging equipment.
4. *Accessibility.* Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, charging equipment should be located so as to not interfere with accessibility requirements of WAC [51-50-005](#).
5. *Notification of Station Specifics.* Information on the charging station must identify voltage and amperage levels and time of use, fees or safety information.
6. *Public Streets.* Charging stations within the streetscape shall be approved by the public works director.

Chapter 16.75 SIGN REGULATIONS

16.75.010 Intent.

The intent of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements, including the following purposes:

- A. Promote the goals and policies of the Comprehensive Plan;
- B. Promote economic vitality of the city's business districts and corridors;
- C. Ensure that signs are compatible with the desired character and identity of Lacey and its various districts and corridors;
- D. To recognize free speech rights by regulating signs in a content-neutral manner;
- E. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;
- F. To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or of flimsy materials;
- G. To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape;
- H. To provide consistent sign design standards;
- I. To promote signs that are designed appropriate to the site's existing and planned context, including the size and characteristics of the site, the speed limit of the fronting street, and the envisioned character of the applicable area per adopted plans;
- J. To provide an improved visual environment for the citizens of and visitors to the city and to protect prominent viewsheds within the community; and
- K. To enable the fair and consistent enforcement of these sign regulations.

16.75.020 Definitions and abbreviations.

For the purpose of this chapter, definitions as defined in Chapter [16.06](#) LMC and certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in this section.

- A. "Awning" is a temporary shelter supported entirely from the exterior wall of a building.



B. “Banner” is a flexible substrate on which copy or graphics may be displayed. For the definition of a projecting banner, see subsection [FF](#) of this section.



C. “Billboard” is a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.



D. “Bulletin board” means a sign so designed that the message may be changed by removal or addition of specially designed letters that attach to the face of the sign.

E. “Business sales event” means a special sales event put on by a private business. Examples could include a special seasonal or holiday-oriented sales event or a once-a-year sales event. See LMC [16.75.100\(C\)\(2\)](#) for signage associated with business sales events.

F. “Canopy” means an overhead structure attached to a building that provides weather protection for pedestrians. Awnings and marquees (defined herein) are different types of canopies.

G. “Construction sign” means any sign used to identify the architects, engineers, contractors or other individuals or firms involved with the construction of a building and announce the character of the building or the purpose for which the building is intended.

H. “Copy” means the graphic content or message of a sign.

I. “Departure” means a city approved alternative way to meet specific design standards set forth in this chapter. See LMC [16.75.040\(C\)](#) for general information and procedures associated with departures.

J. “Digital sign” means a changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes (LED), liquid crystal display (LCD), plasma display, individual light bulbs, or other digital or analog electronic media to display or project copy which can be modified by electronic processes.





K. “Directional sign” means signs erected by the city on arterial streets directing the public to public, civic or nonprofit facilities.

L. “Dwell time” means the amount of time a particular image is on display.

M. “Fade” means a mode of message transition on a digital sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

N. “Flashing sign” means any sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Excluded from the definition are public service signs.

O. “Feather sign” means a vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand.





P. "Freestanding sign" means any sign which is supported by one or more uprights or braces in or upon the ground.



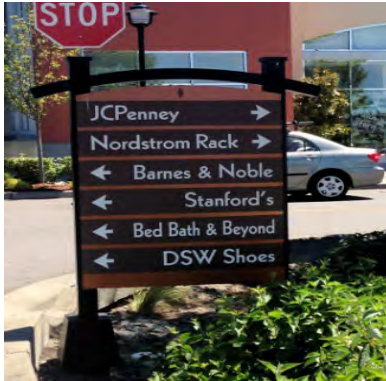
Q. "Garage sale signs," i.e., yard sales, moving sales, patio sales, means temporary signs used to announce a sale of used items at a residence.

R. "Grade" means the elevation or level of the street closest to the sign to which reference is made, as measured at the street's centerline, or the relative ground level in the immediate vicinity of the sign.

S. "Grand opening displays" means temporary signs, posters, banners, strings of lights, clusters of flags, balloons and searchlights used to announce the opening of a completely new enterprise or the opening of an enterprise under new management.

T. "Height" or "height of sign" means the vertical distance from the grade to the highest point of a sign or any vertical projection thereof, including its supporting columns.

U. "Internal wayfinding sign" means a sign used to aid customers in circulation within parking lots of commercial uses.



V. "Legal nonconforming sign" means a sign which on the effective date of the ordinance codified in this chapter was lawfully maintained and had been lawfully erected in accordance with the provisions of any prior sign ordinance or code but which sign does not conform to the applicable limitations established by this chapter; or on or after the effective date of the ordinance codified in this chapter was lawfully maintained and erected in accordance with the provisions of this chapter but which sign, by reason of amendment of the ordinance codified in this chapter after the effective date thereof, does not conform to the applicable limitations established by the amendment of this chapter.

W. "Marquee" is a permanent roofed structure attached and supported by the building.



X. “Mobile sign” means a sign made of any material which by its design is readily movable and is equipped with wheels, casters or rollers or which is not permanently affixed to the ground, structure or building. (Also includes signs mounted upon the tops of vehicles.)

Y. “Monument sign” is a ground-mounted sign which is higher than three feet above the average ground elevation and which is attached to the ground by means of a wide base of solid appearance.



Z. “Multiple building complex” means a group of structures housing at least one retail business, office, commercial venture or independent or separate part of a business which shares the same lot, access and/or parking facilities.

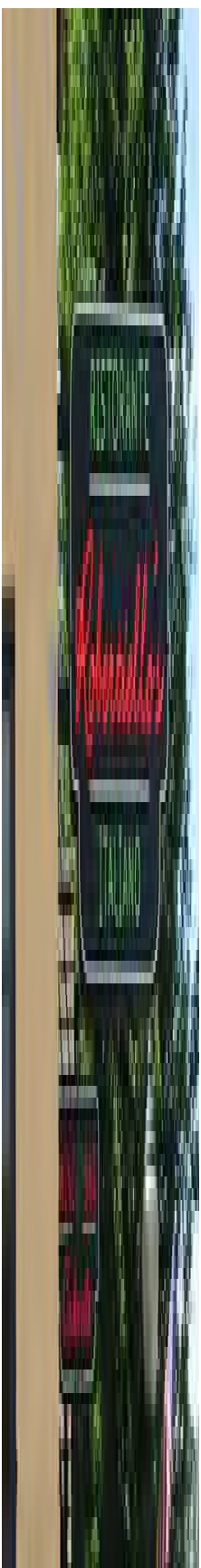
AA. “Multiple occupancy building” means a single structure housing more than one retail business, office or commercial venture.

BB. “Nit” means a photometric unit of measurement referring to luminance. One nit is equal to one cd/m^2 .

CC. "Off-premises sign" means a permanent sign not located on the premises of the use or activity to which the sign pertains.

DD. "Political sign" means a sign advertising a candidate or candidates for public elective office, or a political party, or sign urging a particular vote on a public issue decided by ballot.

EE. "Projecting sign" means a sign attached to a building or other structure and projecting away from the structure more than twelve inches.



FF. “Projecting banner sign” means a banner as defined in subsection [B](#) of this section that is supported by poles or brackets which project away from a structure more than twelve inches.



GG. “Public service signs” means an electronically or electrically controlled public service sign or portion of a larger sign which conveys only information such as activities, events, time, date, temperature, atmospheric condition or news of interest to the general public where different alternating copy changes are shown on the same lamp bank matrix.

HH. “Real estate or property for sale, rental or lease sign” means any sign pertaining to the sale, lease or rental of land or buildings.

II. “Sandwich board sign” means a temporary sign made of metal, wood, chalkboard, or white board that is not permanently attached to the ground and generally oriented to pedestrians.



JJ. “Searchlight” means an apparatus containing an electric light and reflector on a swivel for projecting a far-reaching beam in any desired direction.

KK. “Sign” means any commercial communication device, structure or fixture that is intended to aid an establishment in identification and to advertise and/or promote a business, service, activity or interest. For the purpose of this chapter, a sign shall not be considered to be building or structural design, but shall be restricted solely to graphics, symbols or written copy that is meant to be used in the aforementioned way.

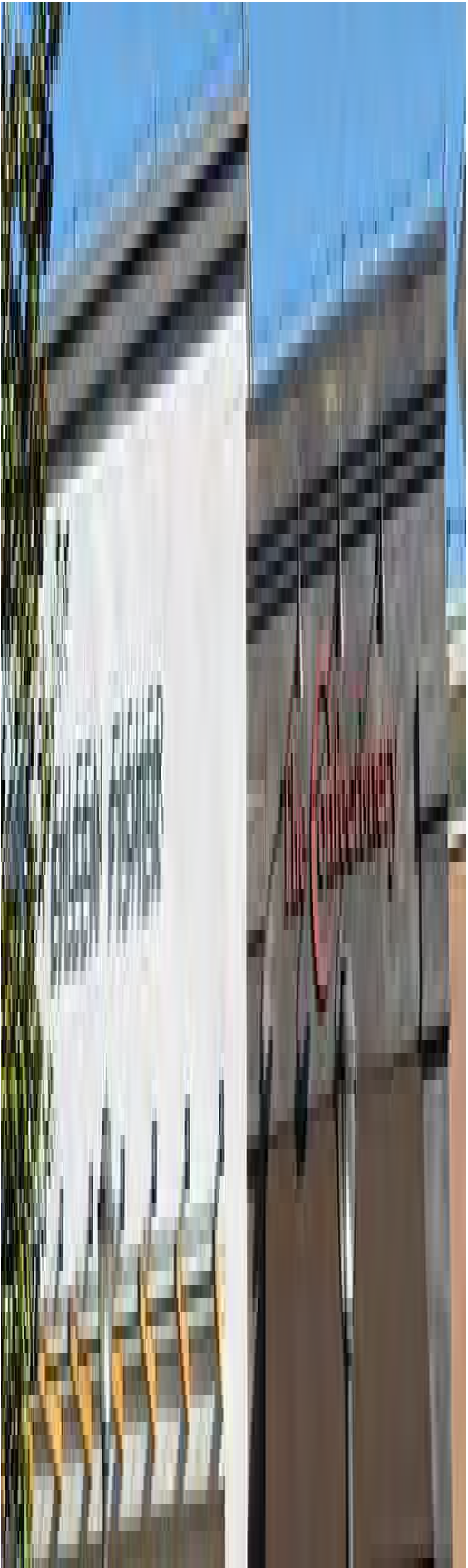
LL. “Sign area” means the entire area of a sign on which copy is to be placed, as set forth in LMC [16.75.060\(B\)](#).

MM. “Special event signs” means temporary signs used to announce a public special event, such as a circus, a carnival, or festival, or a business sales event. See LMC [16.75.100\(C\)](#) for applicable standards.

NN. “Temporary sign” means any sign, banner, pennant, valance, flags (not intended to include flags of any nation, state, city or other governmental agency or nonprofit organization), searchlights, balloons or other air-filled or gas-filled figures or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frame, intended to be displayed for a limited period of time only. Different types of temporary signs and banners included in this category are: construction, grand opening displays, real estate, special event, political, sandwich board, and garage sale.

OO. “Wall” means any member or group of members which defines the exterior boundaries of a building and which has a slope of sixty degrees or greater with the horizontal plane. The height of a wall shall be measured as the two-dimensional height from the average finish grade of the particular architectural building elevation adjacent to the wall to the finish roof plane.

PP. “Wall sign” means any sign attached to or painted directly on the wall, or erected against the wall of a building being parallel or approximately parallel to said wall; and does not exceed a distance of twelve¹ inches from said wall.



16.75.030 Applicability.

A. *Applicability.* This chapter applies to all signs, of whatever nature and wherever located, within the city.

B. *Interpretation.* This chapter is not intended to and does not restrict speech on the basis of its content, viewpoint, or message. Any classification of signs in this chapter that permits speech by reason of the type of sign, identity of the sign user, or otherwise, shall also be interpreted to allow noncommercial speech on the sign. No part of this chapter shall be construed to favor commercial speech over noncommercial speech. To the extent any provision of this chapter is ambiguous, the term shall be interpreted not to regulate on the basis of the content of the message.

C. *Exemptions.* The following signs do not require a sign permit (unless noted), nor shall the area and number of such signs be included in the area and number of signs permitted for any site or use. This shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance and its compliance with the provisions of this chapter or any other law or ordinance:

1. The flag, emblem or insignia of a nation or other governmental unit or nonprofit organization subject to the guidelines concerning their use set forth by the government or organization which they represent. Flag poles require a building permit for structural review and are limited to the maximum height restrictions of the underlying zoning district.
2. Memorial signs or tablets, names of buildings, stained glass windows and dates of erection when cut into the surface or the facade of the building or when projecting not more than two inches.
3. Traffic or other municipal signs, signs required by law or emergency, railroad crossing signs, legal notices, and any temporary, or nonadvertising signs as are authorized under policy approved by the city council.
4. Signs of public utility companies indicating danger or which serve as an aid to public safety or which show the location of underground facilities or of public telephones.
5. Flush mounted wall signs, used to identify the name and address of the occupant for each dwelling provided the sign does not exceed two square feet in sign area.
6. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons of such use or uses.
7. Decorations or such signs in the nature of a decoration, clearly incidental and customary and commonly associated with any national, local or religious holiday.
8. Painting, repainting or cleaning of an advertising structure or the changing of the advertising copy of message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made.

9. Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification.
10. "No trespassing," "no dumping," "no parking," "private," signs identifying essential public needs (i.e., restrooms, entrance, exit, telephone, etc.) and other informational warning signs, which shall not exceed three square feet in surface area.
11. Directional signs erected by the city on arterial streets directing the public to public, civic, or nonprofit facilities. Such signs shall be erected at the discretion of the director of public works and shall be subject to city design guidelines. In addition, the city may allow the erection of directional signs as are necessary to designate commercial areas or significant tourist sites within the city, consistent with the city's wayfinding program.
12. Kiosks and other related informational signs that are placed along internal walkways that are designed specifically to be viewed by pedestrians and not intended to function as advertising to motorists on nearby public streets.

16.75.040 Administration.

A. Permits and Fees Required.

1. Subject to the exemptions set forth in LMC [16.75.030\(C\)](#), no sign governed by the provisions of this code shall be erected, altered or relocated by any person, firm or corporation without a permit issued by the city.
2. Fees for sign permits shall be established by resolution of the city council.
3. Sign permits are subject to limited administrative review pursuant to [11.04.030 LMC Section 1C of the Development Guidelines and Public Works Standards \(<http://www.ci.lacey.wa.us/city-government/city-departments/public-works/plans-and-documents/library/development-guidelines>\)](#).
Exception: For applications that include a departure, see subsection [C](#) of this section.

B. Permit Applications. Applications for permits shall contain the name and address of the owner and user of the sign, the name and address of the owner of the property on which the sign is to be located, the location of the sign structure, drawings or photographs showing the design and dimensions of the sign and details of its proposed placement and such other pertinent information as the administrator of this code may require to ensure compliance with this code and other applicable ordinances. Permit applications shall be available for inspection by the public upon request. Upon completion of a permit application, the application should be acted on within two weeks unless there is a requirement for further time associated with an underlying land use application.

C. Departures. This chapter provides for a number of specific departure opportunities to sign design standards. The purpose is to provide applicants with the option of proposing alternative design treatments provided such departures meet the applicable departure criteria set forth for the applicable particular departure opportunity. Specifically:

1. Departures are voluntary. This provision allows the flexibility for applicants to propose alternative designs on a voluntary basis.
2. *Applicability.* Departure opportunities are available only to specific standards that allow for departures.
3. *Procedures.* Permit applications that include departure requests are subject to limited administrative review pursuant [11.04.030 to Section 1C of the Development Guidelines and Public Works Standards](#). Departure requests, at the discretion of the administrator, may be referred to the hearing examiner.
4. *Approval Criteria.* Project applicants must successfully demonstrate to the administrator how the proposed departure meets the applicable criteria that apply to the specific standard.
5. *Documentation.* The administrator shall issue a written decision including findings documenting how the departure meets or exceeds the applicable criteria.

D. *Administrator.*

1. *Appointment--Powers and Duties Generally.* The administrator of this code shall be the director of community and economic development. The administrator is authorized and directed to enforce and carry out all provisions of this code, both in letter and spirit, with vigilance and with all due speed. To that end, the administrator is authorized to formulate procedures consistent with the purposes of this code. The administrator is further empowered to delegate the duties and powers granted to and imposed upon the director of community and economic development under this code. As used in this code, “administrator of this code” or “administrator” shall include the director of community and economic development’s authorized representative.
2. *Inspection Authority.* The administrator is empowered to enter or inspect any building, structure or premises in the city upon which, or in connection with which, a sign, as defined by this code, is located, for the purpose of inspection of the sign, its structural and electrical connections and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.

16.75.050 Prohibited signs.

A. *Sign Location Restrictions.* Except where specifically authorized by this chapter, signs are prohibited in the locations set forth below. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this chapter) by the city at the owner’s or user’s expense.

1. Any temporary or permanent freestanding sign located within or projecting over a city right-of-way or within five feet of a city right-of-way. Sandwich board signs and feather signs meeting the provisions of LMC [16.75.100\(H\)](#) and [\(I\)](#) are an exception;
2. Any sign attached to any public utility pole, structure or street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, memorial, or other location on public property, except those signs

approved as part of a special event permit on city property or banner signs permitted by the city on light poles in certain zones within the city. Nothing in this section shall be construed to prohibit a person from holding a sign while located on city property so long as the person holding the sign is located on public property determined to be a traditional public forum and does not block ingress and egress from buildings or create a safety hazard by impeding travel on sidewalks, bike and vehicle lanes, and trails;

3. Any sign which, by reason of its location, will obstruct the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device;

4. Any sign that interferes with safe sight distance at an intersection;

5. Any sign which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building and/or Fire Code currently in effect;

6. Any commercial, advertising, or business sign that is not located on the premises of the business to which it refers.

7. Signs located on roofs, except that departures per LMC [16.75.040\(C\)](#) will be considered where signs are placed in an architectural space that is specifically incorporated into the roof design and does not project higher than the peak of the roof; and

8. Any sign mounted, attached, or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on private premises in a manner intended to attract attention of the public for the purpose of advertising or identifying the business premises. This provision excludes signs indicating the name of the owner or business that are permanently painted or wrapped on the surface of the vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of the business. Such vehicles shall be operable and parked in a lawful or authorized manner.

B. Sign Display Restrictions.

1. *Purpose.* The purpose of this subsection is to regulate the manner in which signs convey their messages by specifying prohibited display features that create distractions to the traveling public and create visual clutter that mars the natural and architectural aesthetics of the city.

2. *Applicability.* The display features set forth below are prohibited. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this chapter) by the city at the owner's or user's expense.

a. Any digital sign except for those associated with freestanding signs per LMC [16.75.080\(A\)\(7\)](#);

b. Any sign or lighting device, whether on the exterior of a building or on the inside of a window, which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, blinking or strobe light illumination;

c. Any sign with an exposed light source, except for neon incorporated into the design of the sign;

- d. Any sign which emits sound, odor, smoke, laser or hologram lights, or other visible matter, including any sign that uses motion picture projection;
- e. Any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, including strings of flags, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means, except when used for a grand opening display or special event signage per LMC [16.75.100\(B\)](#) or [\(C\)](#);
- f. Any sign in which the sign body or any portion of the sign rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means, except when used for a grand opening display or special event signage per LMC [16.75.100\(B\)](#) or [\(C\)](#);
- g. Changeable copy signs, except as provided for in LMC [16.75.030\(C\)](#) for exempt signs and [16.75.080\(A\)\(7\)](#) for freestanding signs; and
- h. Mannequins holding a sign or displaying advertising, whether stationary or animated.

C. *Other Prohibited Signs.* Prohibited signs are subject to removal (except legal nonconforming signs as defined by this chapter) by the city at the owner's or user's expense. The following signs or displays are prohibited:

- 1. Mobile signs;
- 2. Strings of banners, pennants, and other graffiti-like material;
- 3. Freestanding signs except where permitted in LMC [16.75.080\(A\)](#), [16.75.090](#), or [16.75.100](#); and
- 4. Billboards.

16.75.060 General sign provisions.

A. *Sign Message.* Any permitted sign may contain, in lieu of any other message or copy, any lawful noncommercial message, so long as the sign complies with the size, height, area, location, and other requirements of this division.

B. *Sign Area.* Sign area for all sign types is measured as follows:

- 1. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or nonilluminated, which are intended to attract attention.
- 2. Only one side of a double-faced or three-faced sign shall be included;
- 3. Four or more faced signs, spherical, free-form, sculptural or other nonplanar sign area is measured as fifty percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure, as shown in Figure 16.75.060(B). Signs with greater than four polyhedron faces are prohibited.



Figure 16.75.060(B). Clarifying sign area measurement

C. *Sign Illumination.* Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. “Undue brightness” is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street. Illumination, if used, shall be what is known as white or yellow and shall not be blinking, fluctuating or moving. Light rays shall shine only upon the sign or upon the property within the premises and shall not spill over the property lines, in any direction, except by indirect reflection.

D. *Sign Structure and Installation.*

1. *Structural Requirements.* The structure and erection of signs or flag poles within the city shall be governed by the city’s adopted Building Code. Compliance with the Building Code shall be a prerequisite to issuance of a sign permit under this code.

2. *Electrical Requirements.* Electrical requirements for signs within the city shall be governed by the National Electrical Code. Compliance with the National Electrical Code shall be required by every sign utilizing electrical energy as a prerequisite to issuance of a sign permit under this code.

E. *Sign Maintenance and Inspection.*

1. *Maintenance.* All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety, appearance and repair. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it shall be the duty of the owner and/or occupant of the premises on which the sign is fastened to repair or remove the sign within five days after receiving notice from the administrator. Where a sign is determined to be an immediate hazard by the administrator, the sign is subject to immediate repair or removal. The premises surrounding a freestanding sign shall be free and clear of rubbish and landscaping area maintained in a tidy manner.

2. *Inspection.* All sign users shall permit the periodic inspection of their signs by the city upon city request.

16.75.070 Permitted signs.

This section identifies the permitted types of signs by use and/or district.

A. *Permitted Types of Signs by Use and/or District.* Permitted types of signs by use and/or district. An “X” in the table indicates that the particular type of sign is allowed for the applicable land use and/or zone. See applicable sign type provisions in LMC [16.75.080](#) for possible exceptions to the provisions below.

Table 16.75.070

	SIGN TYPE					
Land Use and/or Zone	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Nonresidential Uses						
Any nonresidential use	X	X	X	X	X	X
Multi-occupancy building	X	X	X	X	X	X
Multi-building complex	X	X	X	X	X	X
Large shopping center	X	X	X	X	X	X
Freeway-oriented business	X	X	X	X	X	X
Residential Uses						
Single-family subdivision	X*					

	SIGN TYPE					
Land Use and/or Zone	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Mixed residential or multifamily complex	X	X				X
Home occupation		X*				
Manufactured home subdivisions and parks	X*	X*				

X = Permitted sign

* Subject to the standards contained in LMC [16.75.090](#).

B. One bulletin board limited to fifty square feet in area is allowed for each public, charitable or religious institution where the same is located on the premises of said institution. A sign permit is required.

16.75.080 Sign type standards.

A. Freestanding Signs.

1. *Visualization Required.* All applicants for freestanding signs associated with multi-tenant commercial centers and individual nonresidential uses over five thousand square feet shall include a photo simulation of the proposed sign from at least two prominent public viewpoints. Applicants may use photographs or Google Earth or other clearly legible online street view resource to superimpose their proposed sign. See Figure 16.75.080(A)(1) below for an example.



16.75.080(A)(1)

Examples of the types of sign visualizations that are useful to determine compliance with the standards herein. The left image uses Google Earth as a base to which to illustrate the proposed sign. The right image uses an actual photograph and superimposes the proposed sign.

2. *Sign Form.* Freestanding signs shall be designed so they appear firmly anchored to the ground. This includes:
 - a. Monument signs, as defined in LMC [16.75.020\(Y\)](#).
 - b. Signs where the base (where the sign structure meets the ground plane) is at least forty percent of the width of the total sign width. Departures per LMC [16.75.040\(C\)](#) will be considered provided the sign includes design features that visually anchor it to the ground and the design of the sign meets other applicable standards.



Figure 16.75.080(A)(2).

Minimum ground anchoring provisions for freestanding signs.

3. *Permitted Number of Signs.* One sign is permitted per frontage, per property. Additional freestanding signs shall be permitted per Table 16.75.080(A)(3) below.

Table 16.75.080(A)(3).

For properties with more than five hundred feet of frontage, additional freestanding signs are permitted per the separation standards below.

Applicable Speed Limit	Minimum Separation
Less than 35 mph	150'
35--45 mph	200'



Figure 16.75.080(A)(3).

An example of a shopping center with a large frontage where multiple freestanding signs are allowed. The fronting street has a posted speed limit of thirty-five miles per hour, which requires a minimum sign separation of two hundred feet.

4. *Materials and Design.* Freestanding signs shall be designed as an integrated architectural feature of the site. Specifically:

a. *Framing.* Freestanding signs must include design elements that effectively frame the sign on both sides (see Figures 16.75.080(A)(4)(c-1) and (c-2) for acceptable examples). Alternatively, signs that have a substantial framing element on one side, as illustrated in the examples in Figure 16.75.080(A)(4)(c-3), will meet this provision. Departures per LMC [16.75.040\(C\)](#) will be considered provided the design meets other provisions herein and integrates a distinctive, one-of-a-kind design that contributes to the visual character of the area.

b. *Materials and Design.* Freestanding signs shall include durable high quality materials and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, wayfinding signs). Figures 16.75.080(A)(4)(c-1) through (c-3) below all meet this requirement.

c. *Top/Middle/Bottom.* Freestanding signs shall integrate a top, middle, and bottom element. The top could include a distinctive sign cap and/or include the name of a multi-tenant center. The middle can include a consistent framing technique for an individual sign or multiple signs in a multi-tenant center. The bottom could include a distinctive base design with special materials and/or design. See the figures below for examples that meet this requirement. These components are less critical for signs less than six feet tall, and thus exempt from this provision.

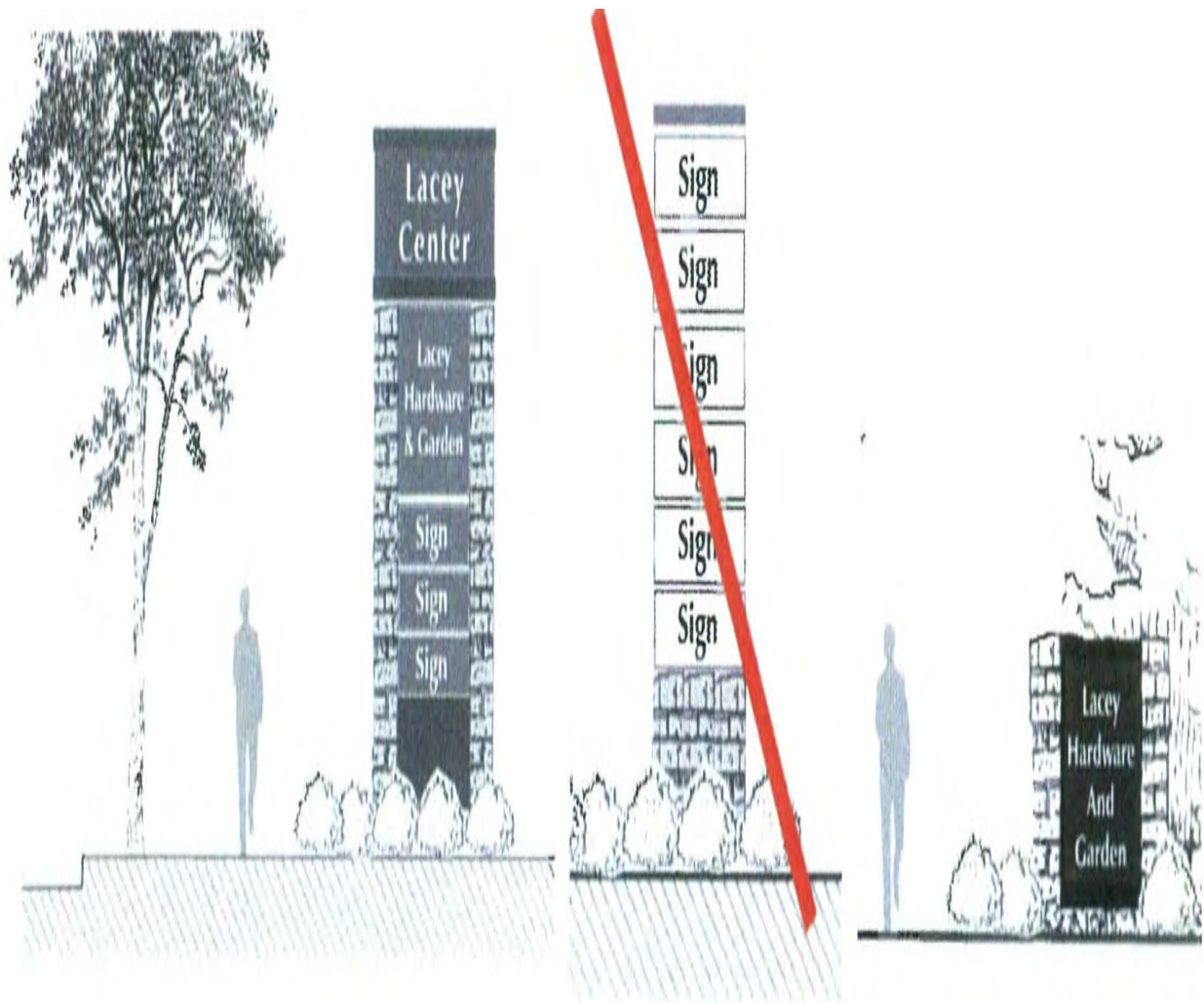


Figure 16.75.080(A)(4)(c-1).

Illustrating acceptable and unacceptable freestanding sign examples. The left image utilizes clearly identifiable top, middle, and bottom elements and meets the framing provision. The middle image includes a base, but insufficient top or framing element. The shorter sign to the right includes framing but is exempt from the top, middle, and bottom elements.



16.75.080(A)(4)(c-2)

Each of these three signs includes a frame and top/middle/bottom components, and features high quality materials that relate to and/or complement the design of on-site buildings and/or is coordinated with other site design elements.



Figure 16.75.080(A)(4)(c-3).

These signs feature substantial framing elements on one side, and thus meet the design provisions herein.



Figure 16.75.080(A)(4)(c-4).

Unacceptable signs. The far left sign includes a base and a frame, but no identifiable top. The middle and right signs fail to meet any of the design provisions above.

5. *Location and Landscaping.*

a. *Setback.* All freestanding signs shall be located at least five feet from a public ROW unless a greater setback is specified herein.

b. *Landscaping.* All signs shall include landscaping around the base of freestanding signs to enhance the character of street frontages. Specifically, at least one square foot of landscaped area shall be provided per one square foot of sign area. Utilize plants and a maintenance program to minimize conflicts with the sign.

c. *Base Height Provision.* The copy of all signage shall be at least one foot above grade. The purpose is to allow vertical space for the required landscape elements and enhance the visibility of sign copy. See Figure 16.75.080(A)(5).



Figure 16.75.080(A)(5).

Minimum base height for sign copy.

6. *Maximum Size and Height.* Table 16.75.080(A)(6) illustrates the maximum allowable sign area and height for all freestanding signs, except such signs for freeway-oriented businesses, as set forth in subsection [\(A\)\(10\)](#) of this section.

Table 16.75.080(A)(6). Maximum freestanding sign height and area

Total ROW Frontage of Parcel (on each street)	Allowable Sign Area (white/very light background)	Allowable Sign Area (shaded or dark background)	Maximum Height (white/very light background)	Maximum Height (shaded or dark background)
< 200 Feet	24 sq. ft.	40 sq. ft.	6 feet	7 feet
200--399 Feet	36 sq. ft.	54 sq. ft.	7 feet	8 feet
400--599 Feet	50 sq. ft.	70 sq. ft.	8 feet	9 feet
600--799 Feet	60 sq. ft.	80 sq. ft.	8 feet	10 feet
800--999 Feet	66 sq. ft.	88 sq. ft.	9 feet	12 feet
1,000 Feet and >	72 sq. ft.	96 sq. ft.	9 feet	15 feet

Supplemental freestanding sign provisions:

a. Signs that employ shaded, opaque or dark background and light-colored lettering for at least fifty percent of the sign copy are allowed larger sign areas, as they are found to be less visually intrusive than signs incorporating white or very light-colored background. Using a CMYK color chart, signs that employ color numbers that add up to at least twenty (collectively) shall be considered as “shaded.” For example:

C=0, M=0, Y=0, K=20 = Shaded

C=10, M=0, Y=0, K=10 = Shaded

C=10, M=0, Y=0, K=0 = Not considered to be shaded

See Figure 16.75.080(A)(6)(a) below for examples.

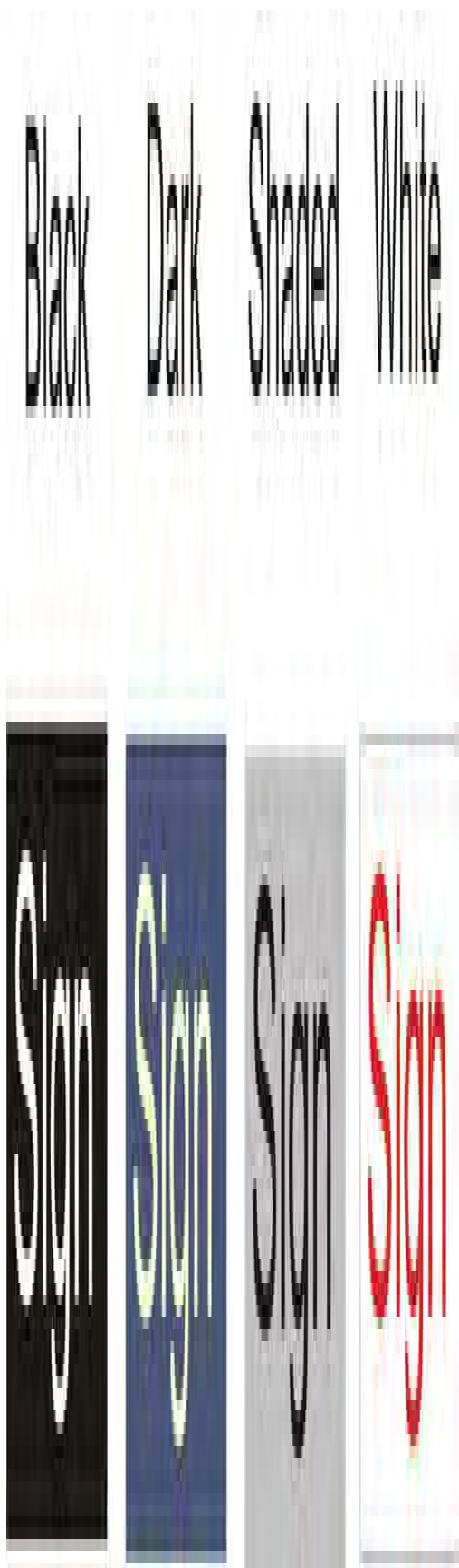


Figure 16.75.080(A)(6)(a).

The black, dark, and shaded signs above qualify for the extra sign area and height specified in the shaded columns of Table 16.75.080(A)(6). The sign on the right with the white background is allowed (but doesn't qualify for the "bonus" sign area and height) and subject to the sign area/height in the unshaded columns above in Table 16.75.080(A)(6).

b. *Departures.* Applicants seeking a larger and/or taller sign may apply for a departure per LMC [16.75.040\(C\)](#) to allow for sign height and area up to fifty percent greater than specified above. In order to qualify for a departure, signs shall include a distinctive one-of-a-kind design that includes a high quality mixture of materials.



Figure 16.75.080(A)(6)(b).

The sign on the left is an example of a sign that meets basic standards, whereas the sign on the right uses a distinctive one-of-a-kind design and would qualify for a departure.

c. Center names for multi-tenant commercial centers (centers that include two or more tenants) are exempt from allowable sign area calculations specified above, provided the center name is distinct from the names of any tenants (for example, Joe's Center would be too closely related to a tenant named Joe's Books). Freestanding signs incorporating center names are allowed fifteen percent greater sign height than specified above.



Figure 16.75.080(A)(6)(c).

Examples of sign integrating center names (exempt from sign area calculations).

d. For those properties where more than one freestanding sign is allowed on a particular frontage per subsection [\(A\)\(3\)](#) of this section, one sign may be installed per standards specified per the total ROW frontage of the parcel. The size and height of additional signs are based on the separation from the larger primary sign or other supplemental sign. For example, if a second sign is six hundred fifty feet from the larger primary sign, then it shall meet the standards for a sign that includes six hundred through seven hundred ninety-nine feet of total ROW frontage of parcel as set forth in the table above.

e. Large commercial shopping center signs and freeway-oriented signs (see subsections [\(A\)\(9\)](#) and [\(10\)](#) of this section) are exempt from the standards above.

7. *Digital Signage Integration.* Digital signage elements may be integrated into any freestanding sign permitted in this subsection, subject to the following provisions:

a. Up to fifty percent of allowed sign copy area may be used for digital directory purposes. This would allow a multi-tenant center to rotate the names of businesses used in the freestanding signs, allowing greater visibility opportunities for individual businesses in the center.

b. Up to thirty-three percent of allowed sign copy area may be used for changing message purposes. For single tenant signs, up to fifty percent of the allowed sign copy area may be used for changing message purposes.

c. Where both a digital directory and changing message signage is included on one freestanding sign, such elements may collectively be used for up to sixty-seven percent of the total allowed sign copy area.



Figure 16.75.080(A)(7).

The sign above features digital directory signage (Tahitian Pearls, which occupies thirty-three percent of the sign copy) and digital signage that features changeable messages (bottom thirty-three percent of sign copy). The combined digital signage represents the maximum sixty-seven percent of the total sign copy area.

d. Any form of technology may be used for the sign elements described herein, provided they meet the following provisions:

(1) Maintain a ten-second minimum dwell time for the directory and any images. Changes in directory and images shall be a simple fade with a maximum transition time of two seconds. Animation, movement or video imaging is prohibited.

(2) *Brightness Limits.*

(a) Integrate automatic dimming capability that adjusts to the brightness of ambient light at all times of the day and night;

(b) Daytime, based on the time from sunrise to sunset as calculated for Lacey, WA: five thousand maximum nits (a measure of luminance that will keep signage balanced with surrounding landscape); and

(c) Nighttime, based on the time from sunset to sunrise as calculated for Lacey, WA: one hundred fifty maximum nits (a measure of luminance comparable to typical nighttime signage and in line with the Illuminating Engineering Society of North America (IESNA).

(3) *Light Trespass Standards.* Adopt a trespass limit of one-tenth foot-candle at the property line of any park or residential property.

(4) Digital imagery may be used provided it meets the provisions of subsection [\(A\)\(7\)\(d\)\(1\)](#) of this section.

e. *Program Required.* Applicants proposing any forms of signage described above shall submit a program of their sign proposal describing how it will meet the applicable standards.

8. *Clutter Management Standards.*

a. *Purpose.* To reduce visual clutter along commercial corridors and improve sign legibility.

b. *Applicability.* The following standards apply to nondigital signage. The provisions shall serve as recommendations to be encouraged (not required) for digital signage copy to enhance legibility and minimize visual clutter.

c. *Sign Information Allowances.* The provisions herein use the street graphics approach to place limits on the amount of information used on signs based on applicable speed limit of the fronting street. Table 16.75.080(A)(8)(b) below identifies the permitted items of information that are allowed on a sign. Each word or graphic is considered an item of information. Each grouping of numbers is considered an item of information (for example, 867-5309 is considered two items of information). Shopping center names not related to an individual business are exempt from the information limit provisions herein.

Table 16.75.080(A)(8)(b). Sign information allowance table

	Items of Information				
	Sign Area				
Speed Limit	Up to 24 sf	24--35.9 sf	36--49.9 sf	50--80 sf	80 sf +
25 mph	18	20	22	26	30
30 mph	14	16	20	22	25
35 mph	12	14	16	18	20
40 mph	10	11	12	14	15
Freeway	10	10	10	10	10

Departures per LMC [16.75.040\(C\)](#) will be considered allowing up to thirty-three percent more pieces of information on a sign provided the applicant demonstrates that the design of the sign in its context is legible and successfully employs techniques to minimize visual clutter.

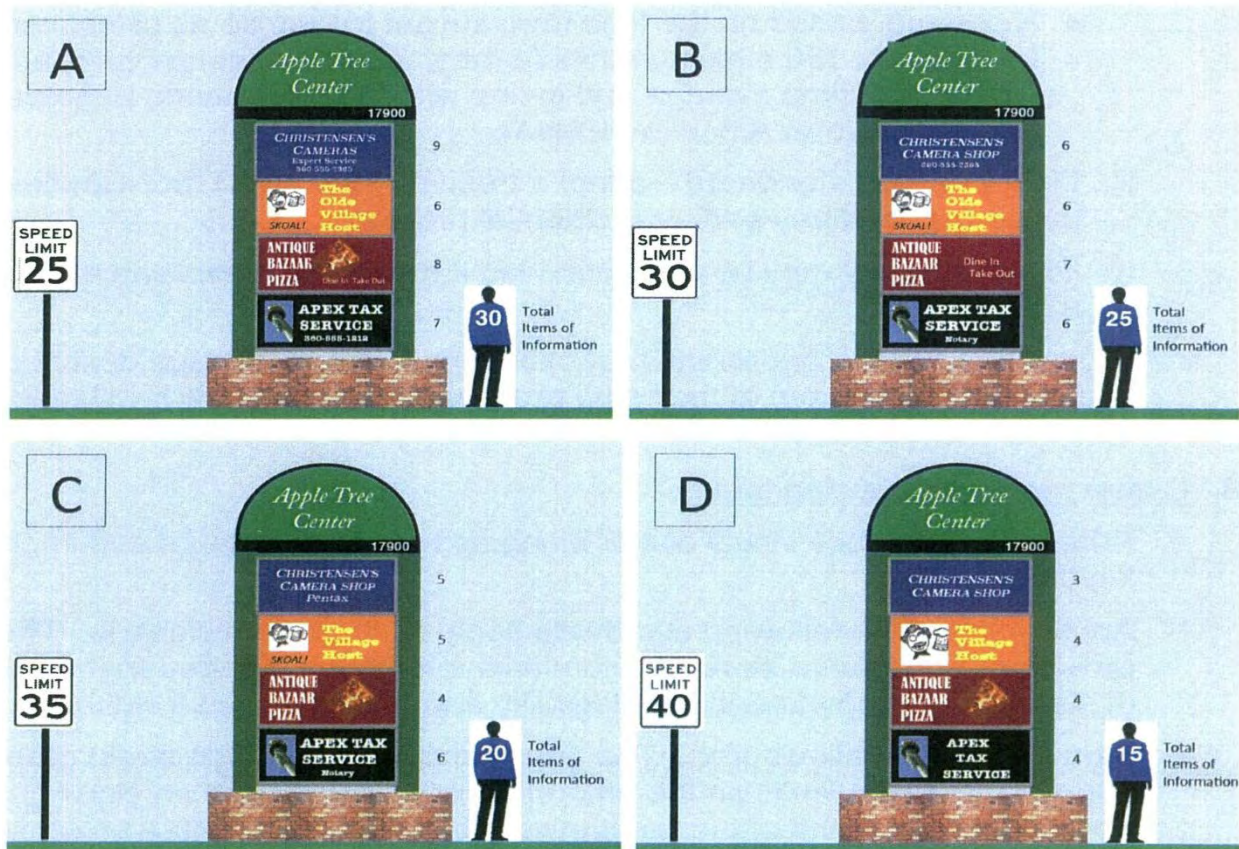


Figure 16.75.080(A)(8)(b-1).

Illustrating signs that conform to the sign information allowance provisions.



Figure 16.75.080(A)(8)(b-2).

An example of a twenty-four-square-foot sign in a thirty-five-mile-per-hour zone meeting the maximum twelve pieces of information requirement. Note that the center name “Lacey Place” does not count as an item of information.

9. *Freestanding Signs for Large Shopping Centers.* A shopping center or other large commercial complex constituting a commercial subdivision or subject to a binding site plan and being more than thirty acres in size and more than three hundred fifty thousand square feet in gross floor area of buildings is permitted one shopping center or commercial complex sign not exceeding thirty feet in height and three hundred square feet in sign area. If the site has a sign for a freeway-oriented business as permitted in subsection [\(A\)\(10\)](#) of this section that can be seen and provides reasonable identification from all arterial frontages adjacent to the site, that sign shall count as the shopping center or commercial complex sign and no such additional signs shall be permitted. Provided, however, if the administrator determines that the freeway-oriented sign does not provide reasonable identification from other arterial streets, both a shopping center or commercial complex sign and a freeway-oriented sign may be permitted. Signs under this provision will have a monument style. Provided, the community and economic development director shall have the authority to approve a modified sign design if, due to height or other design considerations, such a monument sign would be impractical or inappropriate. All such signs must be located at least twenty feet from all property lines and rights-of-way and subject to other applicable freestanding sign provisions above.

10. *Freestanding Signs for Freeway-Oriented Businesses.* Shopping centers and commercial complexes with significant freeway frontage are permitted freeway-oriented signs under the following criteria:

- a. Such shopping centers or other commercial complexes must have a minimum of one thousand one hundred feet of frontage along a freeway. A frontage road or other right-of-way between the site and the freeway does not disqualify the site. Further, such shopping center or commercial complex must constitute a commercial subdivision or be subject to a binding site plan and must also be more than thirty acres in size and have more than three hundred fifty thousand square feet of gross floor area of buildings.
- b. Such shopping centers may place one sign on the property for every one thousand one hundred feet of freeway frontage not to exceed three total signs for the individual shopping center.
- c. A freeway-oriented sign shall not exceed thirty feet in height from the roadway curb elevation or development natural grade, whichever is higher. A freeway-oriented sign shall not exceed three hundred square feet in sign area. Such sign must be located at least twenty feet from all property lines and rights-of-way.

Departures per LMC [16.75.040\(C\)](#) to the size and height of such freeway-oriented signs will be considered provided they meet the following criteria:

- (1) Sign incorporates a distinctive one-of-a-kind design that complements the architectural design of the center building(s).

(2) Sign employs opaque or dark sign background with light-colored lettering.

(3) Sign is generally no taller than is physically necessary to be clearly visible from Interstate 5 traffic given the context of the site utilizing view corridors and gaps in the tree canopy to blend in with the natural and built environment.

d. Signs qualifying as freeway-oriented signs may be in addition to non-freeway-oriented signs identifying businesses.

e. Signs shall be fully enclosed with no exposed conduits or switchgear and any transformers associated with the sign shall be landscaped from view by the public.

11. *Address Numbers.* Legible address numbers are required on all freestanding signs. Such address numbers are exempt from sign area standards.

B. *Wall Signs.*

1. *Permitted Number of Signs.*

a. Tenants are allowed a maximum of one wall sign per facade that is visible from a street or customer parking lot.

b. Businesses may include additional smaller signs describing the types of products and/or services that the business offers, provided the sign areas collectively comply with maximum size requirements.

c. Commercial tenants on upper levels may include a wall sign placed on facade above the business provided the permitted sign area shall be shared with tenant below and the location/design meets the applicable standards in this subsection.

2. *Location and Design.*

a. Wall signs shall be centered, proportional, and shaped to the architectural features of the buildings. Signage shall not exceed two-thirds of the width of the articulation interval (i.e., space between columns) or of the individual storefront. This standard also applies to upper level businesses.

b. Wall signs shall not cover windows, building trim, an existing building name sign, or special ornamentation features. Preferred areas for installation of wall signs include blank areas above canopies, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false-fronted building.

c. Stacked words on wall signs are permitted. Generally, the primary business name should be provided on one line (though exceptions are permitted if they meet other applicable standards herein), with additional text on rows above and/or below providing supporting information about the business in smaller fonts.

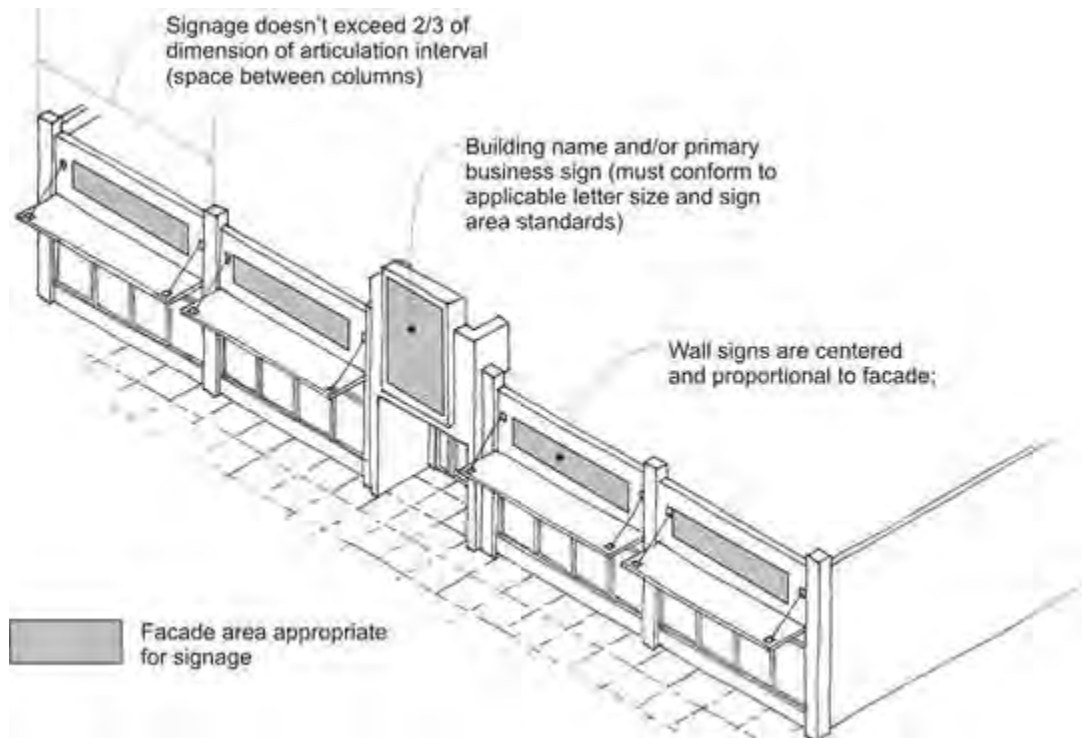


Figure 16.75.080(B)(2). Wall sign standards

3. *Maximum Size--Individual Retailers--Sign Area.* Table 16.75.080(B)(3) provides standards for the maximum amount of wall, canopy, or awning signage on each building elevation. For building elevations that include signage for upper level businesses, the standards shall apply to the entire building elevation.

Table 16.75.080(B)(3). Sign area standards for wall, canopy, or awning signs for each building elevation

Architectural building elevation wall area	Maximum sign surface area (for that wall area)
Below 200 sf	25% of the facade
200--349 sf	22.5% of the facade
350--499 sf	20% of the facade
500--999 sf	17.5% of the facade
999--1,499 sf	15% of the facade

Architectural building elevation wall area	Maximum sign surface area (for that wall area)
1,500--1,999 sf	12.5% of the facade
Over 2,000 sf	10% of the facade

Departures per LMC [16.75.040\(C\)](#) for larger signs will be considered provided the sign does not feature internal lighting and meets other applicable standards herein.



Figure 16.75.080(B)(3-1). Acceptable wall sign examples.

Note the different styles of signs and use of stacked (both left images) and supplemental text (lower left).



Figure 16.75.080(B)(3-2). More acceptable wall sign examples

In the right image, the signs are centered on the articulation elements of the facade.



Figure 16.75.080(B)(3-3). Unacceptable wall sign example

Most or all of these signs clearly exceed two-thirds of the width of their respective individual storefronts.

4. *Maximum Height.* Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.
5. *Mounting.*
 - a. Building signs should be mounted plumb with the building, with a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices.
 - b. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.
6. *Building Name Signs.* Signs that advertise the name of the building and not associated with the name of any individual business are exempt from the sign area standards set forth in Table 16.75.080(B)(3) above.

Standards. Signs shall be placed near the top of the facade and generally centered on the architectural features of the building. Departures per LMC [16.75.040\(C\)](#) will be considered provided the sign is located

in a place that is independent from individual businesses on the building and helps to provide identity for the particular building.

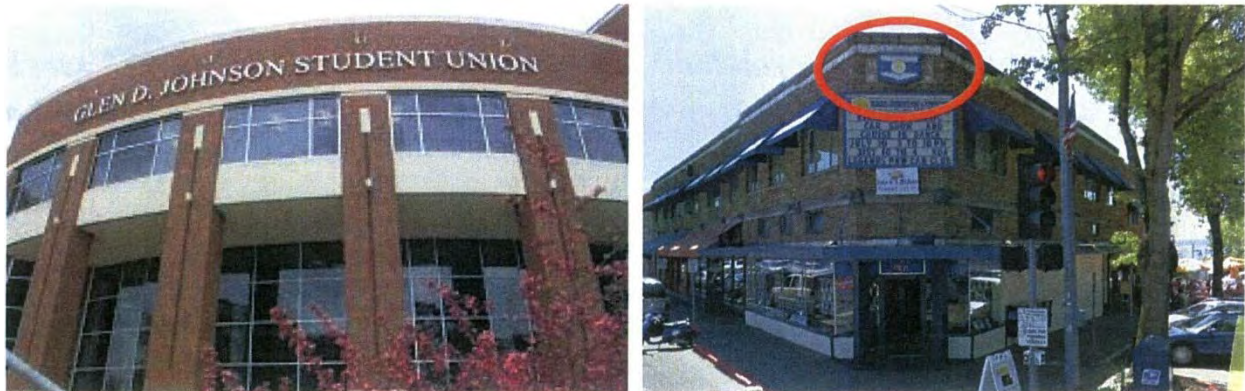


Figure 16.75.080(B)(6). Building name signs

The left image is a good example. The image on the right shows an unacceptable example where new signage blocks the original building name sign (circled on top).

C. *Marquee and Awning Signs.* Marquee or awning signs may be used in place of permitted wall signs (except where otherwise specified herein), provided they meet the following conditions:

1. *Permitted Number of Signs.* Tenants are allowed a maximum of one marquee or awning sign per facade that is visible from a street or customer parking lot. Exception: Where an individual business uses multiple awnings or marquees, additional signs may be included on these provided they meet other applicable standards herein.
2. *Sign Area.* See Table 16.75.080(B)(3) above for maximum sign area.
3. *Sign Width.* Signage shall not exceed two-thirds of individual awning or marquee width.
4. *Letter Height.* The lettering height shall be proportional to the architectural features of the building. For example, it shall not be so large that it blocks windows or other significant architectural features of the building.
5. *Vertical Clearance.* Signs shall be placed a minimum of eight feet above the sidewalk or walkway.
6. *Location.* Marquee signs may be placed on the front, above, or below the marquee.
7. *Content.* For individual storefronts that include multiple awnings or marquees, secondary business signage may be included on the additional signs. For example, where the primary sign might advertise the name of a bakery, the secondary signs could advertise coffee, ice cream or other types of products sold by the business, provided they are sized smaller than the primary business sign and meet other standards herein.

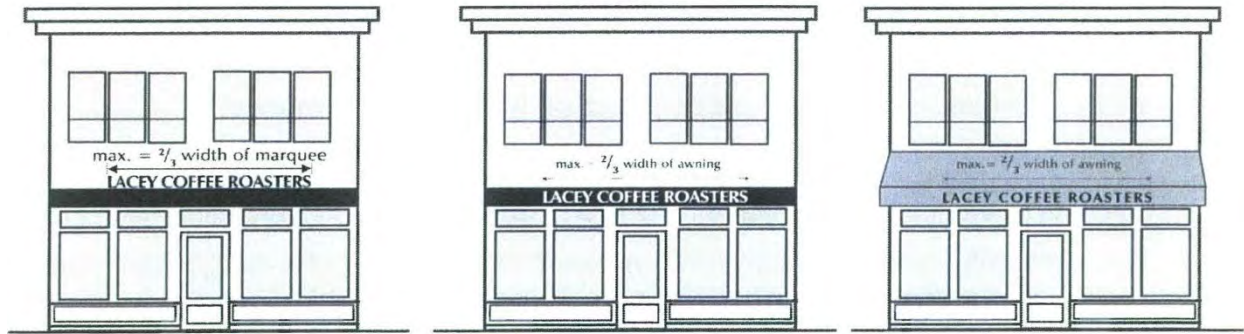


Figure 16.75.080(C)(6-1). Marquee and awning sign examples and standards



Figure 16.75.080(C)(6-2). Marquee and awning sign example

D. *Projecting Signs*. Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a street. They may be used in addition to wall, marquee, and/or awning signs provided they meet the applicable standards below.

1. *Permitted Number of Signs*.

a. *Projecting Signs*. Tenants are allowed a maximum of one projecting sign per facade that is visible from a street or customer parking lot. Departures per LMC [16.75.040\(C\)](#) for additional projecting signs may be permitted along a building elevation provided:

(1) They are separated enough to avoid visual clutter, and do not conflict with wall, marquee, and/or awning signs or other significant architectural features of the building.

(2) Additional sign(s) are noticeably smaller in size than the primary business identification projecting sign.

(3) Additional sign(s) advertise other products or aspects of the business and are not merely a second business sign.

b. *Projecting Banner Signs*. Multiple projecting banner signs may be integrated on the building provided they are aligned with facade articulation elements (such as vertical columns or piers). See Figure 16.75.080(D-4) for an example.

2. *Sign Area.* Projecting signs are not based on sign area standards, but on the dimensional standards below. Projecting signs may be either vertically or horizontally oriented. Projecting banner signs must all be vertically oriented.

a. *Projection.*

- (1) Horizontally oriented signs: no more than eight feet;
- (2) Vertically oriented signs: no more than forty-two inches for single-story buildings; no more than five feet for multi-story buildings;
- (3) Signs may project into public rights-of-way for storefront buildings, but shall not extend over the curb into the travel lane.

b. *Height.*

- (1) Horizontally oriented signs: no more than three feet;
- (2) Vertically oriented signs: shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters, hotels, large-scale retail uses (over fifty thousand square feet floor area), place names for large retail centers (over seventy-five thousand square feet floor area), or places of public assembly.

c. Departures per LMC [16.75.040\(C\)](#) to the provisions in subsections [\(D\)\(2\)\(a\)](#) and [\(b\)](#) of this section will be considered provided the sign design is compatible with the design of the building in terms of location, scale, and design elements, does not create a public safety hazard, and provides a positive contribution to the streetscape.

3. *Vertical Clearance.* Signs shall be placed a minimum of eight feet above the sidewalk or walkway.

4. *Location.* Projecting signs shall not be located directly over windows or in conflict with other signs or architectural features of the building.

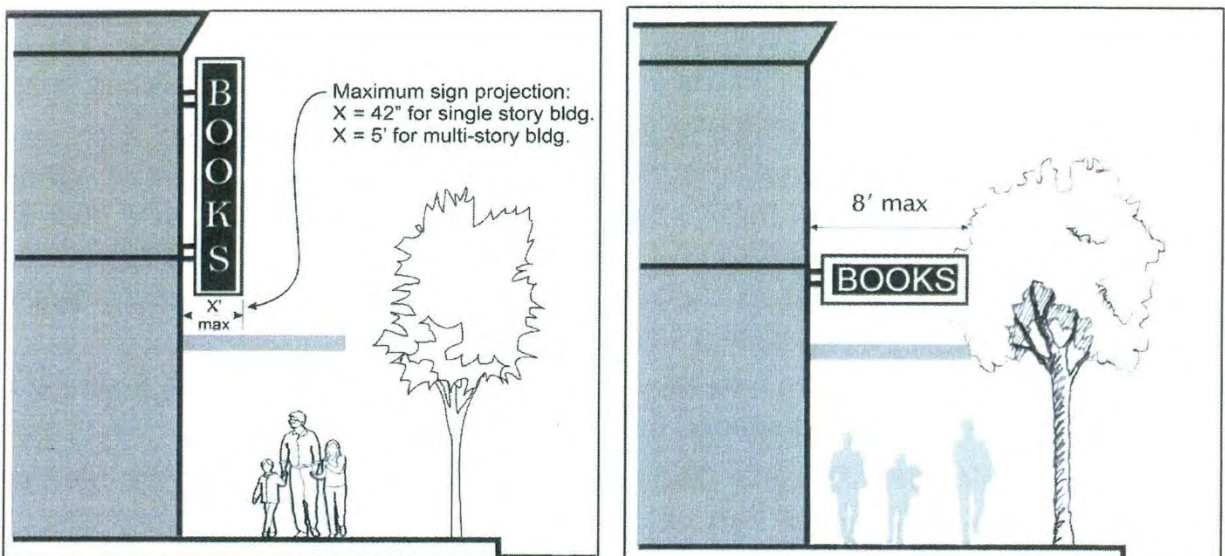


Figure 16.75.080(D-1). Standards for vertically (left) and horizontally oriented (right) projecting signs

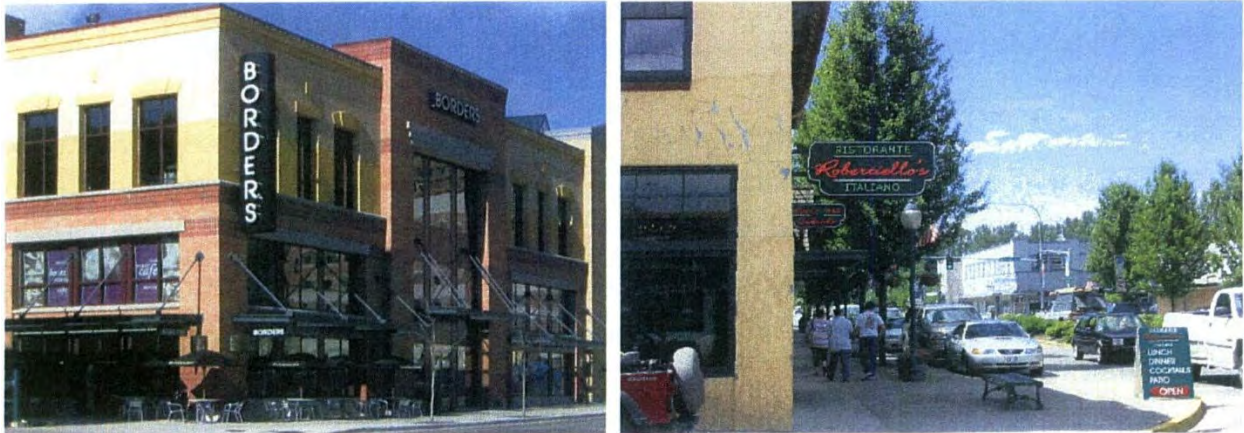


Figure 16.75.080(D-2). Projecting sign examples

The example on right includes two complementary projecting signs that are separated enough that they don't conflict or cause visual clutter. The second sign is smaller and advertises the lounge that is within the restaurant.



Figure 16.75.080(D-3). Unacceptable projecting signs

Examples both include signs that project over the roofline. In the right example there are far too many signs. The extra signs also conflict visually and create unwanted sign clutter.

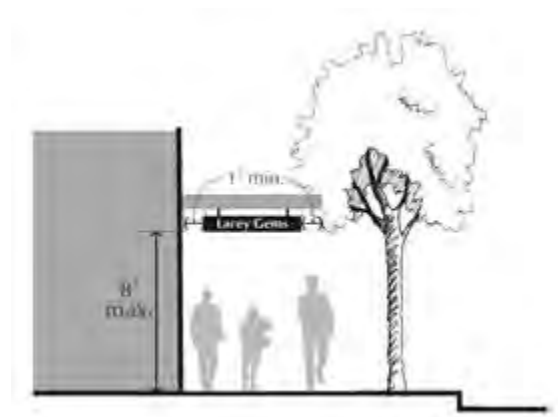


Figure 16.75.080(D-4). Projecting banner sign examples

Note how the signs are aligned with the vertical piers of each building and feature consistent bracket design.

E. *Under-Canopy Signs.* Under-canopy signs are placed under awnings, marquees or canopies and placed perpendicular to the storefronts and thus oriented to pedestrians on the sidewalk or an internal walkway. Applicable standards:

1. *Permitted Number of Signs.* Tenants are allowed a maximum of one under-canopy sign per facade that is visible from a street or customer parking lot. Exception: For businesses with multiple entries onto a sidewalk or walkway, one under-canopy sign shall be permitted for each entrance.
2. *Sign Width.* Under-canopy signs shall have one foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
3. *Sign Height.* Under-canopy signs shall not exceed two feet in height.
4. *Vertical Clearance.* Signs shall be placed a minimum of eight feet above the sidewalk or walkway.





16.75.080(E) Under-canopy standards and example

F. *Internal Wayfinding Signs.*

1. *Purpose.* To aid visitors in finding the location of a business, use or building.
2. *Sign Content.* Signs may include only the name of the business, use, or building together with the directional guidance information.
3. *Location.* Signs may be located on internal walkways or landscape islands provided they do not inhibit pedestrian movement along the pathway.
4. *Size.* Signs may be up to five feet in height and contain no more than fifteen square feet in sign area.
5. *Design.* Signs shall be designed in a uniform manner (within individual subdivision or center) using consistent background color typeface colors. Dark background colors with light colored text are preferred. See Figure 16.75.080(F) for an example.





16.75.080(F) Internal circulation sign examples

Note the consistent design themes using dark backgrounds with light-colored text.

16.75.090 Residential district sign standards.

A. *Nonresidential Uses within Residential Districts.* Each use is permitted one monument sign as described in Table [16.75.080\(A\)\(6\)](#). Internally lit signs in residential districts are prohibited.

B. *Home Occupations.* Home occupation signs relate to home occupation as defined in the zoning ordinance. The sign shall be flush-mounted and shall not exceed two square feet in area, and cannot be internally illuminated, but may be indirectly illuminated.

C. *Single-Family Subdivisions and Manufactured Home Parks or Subdivisions.* Two signs may be permitted per entrance from an access street, provided said signs do not exceed eighteen square feet in sign area each and five feet in height. Such signs can be low profile monument or fence-mounted, and can be placed anywhere on the property along access streets, not necessarily at entrances.

D. *Multifamily Complex.* Multifamily complexes shall be permitted freestanding, wall, and internal wayfinding signage in accordance with LMC [16.75.080](#).

16.75.100 Temporary signs.

The following signs are classified as temporary (nonpermanent). Temporary signs are permitted subject to the applicable limitations:

A. Construction Signs. A sign permit is required. Such signs may be displayed only after a building permit is obtained and during the period of construction on the construction site. Only one such sign is permitted per construction project for each public street upon which the project fronts. The applicable limits are as follows:

1. In all zones other than single-family residential zones, no construction sign shall exceed thirty-two square feet in sign area (printed copy on one side only) or ten feet in height, nor be located closer than ten feet from the property line or closer than thirty feet from the property line of the abutting owner.
2. In single-family residential zones, no construction sign shall exceed thirty-two square feet in sign area (printed copy on one side only) or ten feet in height, nor be located closer than ten feet from the property line of the abutting owner.

B. Grand Opening Displays. No sign permit is required. Such temporary signs, posters, banners, strings of lights, clusters of flags, balloons or other air- or gas-filled figures, and searchlights are permitted for a period of seven days only to announce the opening of a completely new enterprise or the opening of an enterprise under new management. All such materials shall be removed immediately upon the expiration of seven days. Such displays are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations. Searchlights may be permitted by any business or enterprise provided the beam of light does not flash against any building or does not sweep an arc of forty-five degrees from vertical.

C. Special Event Signs.

1. Public Special Event.

a. Special event signage as defined in LMC 16.75.020(MM) is allowed subject to the standards contained in this chapter.

b. No sign permit is required.

c. Period of Display. Such signs may be displayed thirty days prior to an event and must be removed within seven days after the event's conclusion.

d. Standards. Such temporary signs shall not be larger than four square feet. Said signs shall not be located in the right-of-way, posted or attached to telephone poles, power poles or other public utility facilities. The event committee for which the sign is displayed shall be responsible for its removal and subject to the penalties as provided in this code. Searchlights may be permitted by any business or enterprise provided the beam of light does not flash against any building or does not sweep an arc of forty-five degrees from vertical.

2. Business Sales Event.

a. A sign permit is required, specifying event periods and other information ensuring conformance with the standards herein.

b. Period of Display. No more than thirty days in a calendar year. This may include up to four events in a calendar year provided the total number of days the sales event signage is displayed for does not exceed thirty.

c. Standards. Sales event signage may include posters, banners, strings of lights, clusters of flags, balloons or other air- or gas-filled figures. Such displays are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations.

D. Real Estate Signs. No sign permit is required. All exterior real estate signs must be of wood or plastic or other durable material. The permitted signs, with applicable limits, are as follows:

1. Residential "For Sale" and "Sold" Signs. Such signs shall be limited to one sign per street frontage not to exceed five square feet in sign area, placed wholly on the property for sale, and not to exceed a height of seven feet.

2. Residential Directional "Open House" Signs. Such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a real estate broker has more than one house open for inspection in a single development or subdivision, he/she is limited to four off-premises "open house" signs in the entire development or subdivision. Such signs are permitted only during daylight hours and when the real estate broker is in attendance at the property for sale. No such sign shall exceed five square feet in sign area.

3. Undeveloped Commercial and Industrial Property "For Sale or Rent" Signs. One sign per street frontage advertising undeveloped commercial and industrial property for sale or rent. The sign shall not exceed thirty-two square feet in sign area and seven feet in height.

4. Developed Commercial and Industrial Property "For Sale or Rent" Signs. One sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If one face of the building is less than ten feet from the building line, the sign shall be placed on the building or in a window. The sign shall not exceed seven feet in height and, if freestanding, shall be located more than fifteen feet from any abutting property line or a public right-of-way line. Said sign shall not exceed thirty-two square feet in sign area.

5. Undeveloped Residential Property "For Sale" Signs. One sign per street frontage advertising undeveloped residential property for sale is permitted not exceeding thirty-two square feet in sign area. Said sign must be placed more than thirty feet from the abutting owner's property line and may not exceed a height of seven feet.

6. Subdivisions approved after the effective date of the ordinance codified in this chapter are permitted one cluster of flagpoles (not to exceed five flagpoles) in front of sales offices to advertise the new development.

E. Political Signs. No sign permit is required. Political signs or posters may be placed upon private property or within the portion of the right-of-way adjacent to private property between the street and sidewalk (or in the unpaved section of the right-of-way where there is no sidewalk), commonly referred to as the "parking strip" or "planter strip," and determined to be a traditional public forum. Political signs

shall not be larger than ten square feet of sign area and shall not be posted or attached to telephone poles, power poles or other public utility facilities. Such signs must be removed seven days after the election in which the candidate or issue advertised on a sign has been determined. For a successful candidate in a primary election the sign may remain until the final election, but shall be removed within seven days after the election. The candidate or committee for which the sign is displayed shall be responsible for its removal and/or is subject to the penalties as provided in this code.

F. Community Banners or Cloth Signs. Such signs may be permitted and extend across a public street by permission of the city manager or appointed representative. Such signs may only be placed at city-designated locations and erected by city personnel.

G. Banners. Such signs may be permitted on private property. Banners may be used to advertise a sale, other special events, or for new businesses waiting for a permanent sign. Notification to the city is required prior to hanging the banner. This notification shall include acknowledgement of the banner requirements, the dates the banner will be used and location of the banner. Businesses are only allowed one banner per wall with a maximum of two banners per business at any one time. All banners must comply with the following:

1. Maintenance Standards. All banners must be legible, made of durable materials, and must be well maintained.
2. Time Limitation. Banners are limited to two thirty-day placements per calendar year.
3. Location on Property. Banners must be located completely on a wall, and tacked down on four corners. Banner size shall be regulated to a maximum of ten percent of the architectural elevation per wall.

H. Sandwich Board Signs. Only businesses that cater to pedestrians such as: restaurants, retail businesses that sell clothing, gifts, accessories, small markets, or other similar uses as determined by the director of community and economic development shall be allowed to have sandwich board signs. Such signs shall only be pedestrian-oriented in nature and businesses will only be allowed a maximum of one sandwich board sign. These signs are subject to the following conditions:

1. Notification. Notification to the city is required prior to displaying a sandwich board sign. This notification shall include acknowledgement of the sandwich board sign requirements, list of materials used, and rendering of the sign, including the dimensions. Liability for all sandwich board signs placed in the right-of-way is that of the business placing the sign.
2. Size. The area of the sign shall not exceed nine square feet per side in size and shall not be wider than three feet.
3. Maintenance Standards. Signs shall be constructed out of materials able to withstand typical Northwest weather. Such materials may be metal, finished wood, chalkboard, white board or plastic; signs and copy shall be of professional quality. Owners of sandwich board signs shall be required to keep their signs in a legible, intact, and well maintained manner.

4. Display Time. Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.

5. Location. Signs may be located no further than twelve feet from the entrance to the business. Such signs shall not be placed in a location which is within the vision triangle or any location which will impede vehicular traffic. Further, such signs shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped.

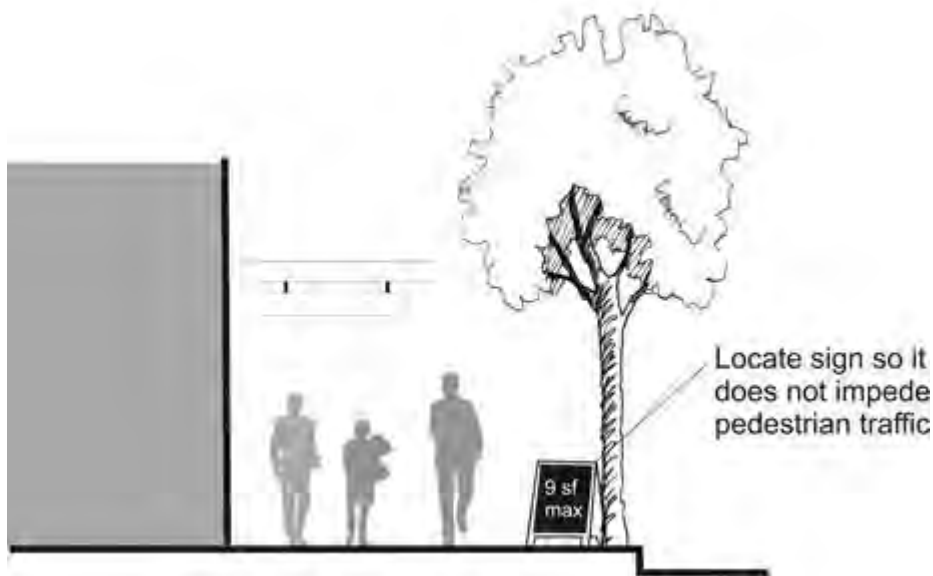


Figure 16.75.100(H-1). Sandwich board sign standards

Exception. For multi-tenant centers where most businesses are located more than twelve feet from the public ROW, center owners or their representatives may apply for a permit to depart from this standard, provided the following provisions are met:

- a. A maximum of one sign per one hundred feet of ROW frontage;
- b. Signs may be placed in the public ROW on one side of sidewalk in a manner that allows a minimum of five feet of horizontal clearance for pedestrians.

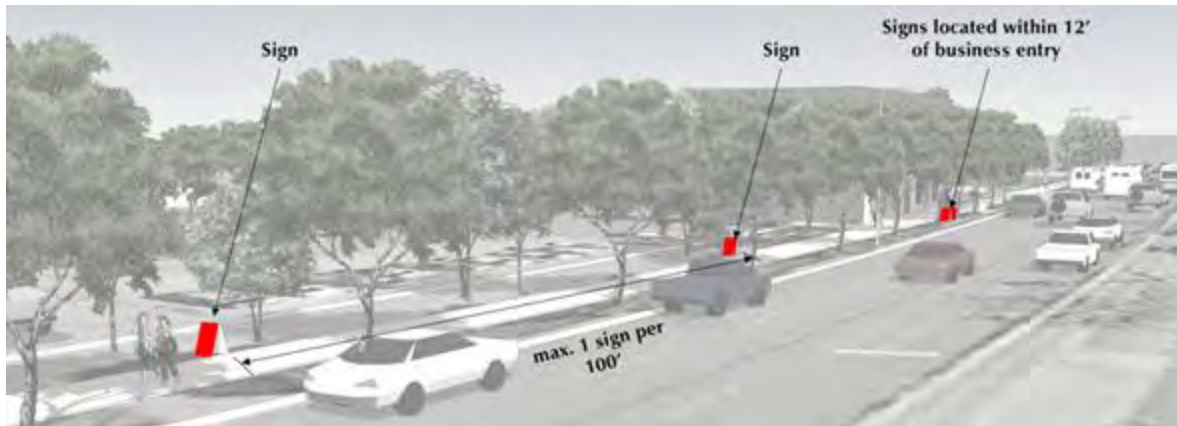


Figure 16.75.100(H-2). Illustrating sandwich board sign provisions

The first two signs on the left are more than twelve feet from their respective business entries, but allowed per the exception provision above. The cluster of sandwich board signs in the distance to the right are all within twelve feet of their respective business entries.

I. Feather Signs. Feather signs are prohibited except where used for a grand opening event and/or business sales event (subsections B and (C)(2) of this section) or by permit for multi-tenant centers meeting the criteria below:

1. Applicants: multi-tenant center owners or their representatives. Number of signs permitted: a maximum of one sign per one hundred feet of ROW frontage;
2. Location of Signs. Signs may be placed outside the public ROW on the back side of the sidewalk, as shown in Figure 16.75.100(I).
3. Maximum height of signs: thirteen feet.
4. The use of consistent size and shape of feather signs is encouraged where more than one sign is permitted.



Figure 16.75.100(I).

Where permitted for multi-tenant centers, feather signs shall be placed at intervals of no more than one sign per one hundred lineal feet of frontage and located behind the sidewalk.

J. Garage Sale (Yard Sales, Moving Sales, Patio Sales). No sign permit is required. Such sign shall be limited to one sign on the premises and three off-premises signs. No such sign shall exceed four square feet in sign area. The sign or signs may be displayed only during the sale and must be removed the day the sale ends. The person or persons for which the sign or signs are displayed shall be responsible for its removal and/or are subject to the penalties as provided in this code.

K. Seasonal Sales. No sign permit is required. Vendors who receive a temporary business license as defined in LMC 5.12.015 for seasonal or temporary sales activities (e.g., Christmas trees) are permitted one sign not to exceed twenty square feet in sign area. This sign shall be mounted to the booth or trailer used for temporary sales.

16.75.110 Legal nonconforming signs.

Legal nonconforming signs may remain in use only under the following conditions:

A. No such sign shall be changed in any manner that increases the noncompliance of such sign with the provisions of the ordinance codified in this chapter established for signs in the district in which the sign is located.

B. The burden of establishing a sign to be legally nonconforming under this section rests upon the person or persons, firm or corporation claiming legal status for a sign.

C. When a sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with the provisions of this chapter. "Structural alteration" means any action that changes the height, size, or shape of the sign or any action that affects the base or support(s) of the sign.

D. When a business or activity containing a legal nonconforming sign is enlarged or remodeled to a value of fifty percent or more of existing value of real property improvements, then such sign must be brought into conformity with this chapter.

E. When a business or activity containing a legal nonconforming sign changes the type of the business, then such sign must be brought into conformance with this chapter.

F. *Violations.* Any violation of this chapter shall immediately terminate the right to maintain a nonconforming sign.

16.75.120 Enforcement and sign removal.

A. *Termination of Illegal Signs.* The right to maintain any sign shall terminate and shall cease to exist whenever the sign is:

1. *Abandoned.* No persons shall maintain or permit to be maintained on any premises owned or controlled by such persons any sign which has been abandoned.

2. *Damaged or destroyed beyond fifty percent.* The determination whether a sign is damaged or destroyed beyond fifty percent shall rest with the code administrator and shall be based upon the actual cost of replacing said sign; and/or

3. Structurally substandard under any applicable ordinance of the city to the extent that the sign becomes a hazard or a danger.

B. *Removal of Unlawful Signs.*

1. Any unlawful permanent type sign which has not been removed within thirty days after conviction of violation or imposition of civil penalty may be removed by the city and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty days of its removal by the city, the city may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs of removal shall be paid to the owner of the sign.

2. Signs which the city finds upon public streets, sidewalks, right-of-way or other public property or which wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed without prior notice.

3. Any unlawful temporary or portable type sign located on private property which has not been removed after twenty-four hours from notification may be removed by the city. The sign may be reclaimed by the owner after a civil penalty of \$100.00 has been paid. If the sign has not been reclaimed within thirty days of its removal by the city, the city may sell or otherwise dispose of the sign and apply the proceeds toward costs of the removal. Any proceeds in excess of costs of the removal shall be paid to the owner of the sign.

4. Neither the city nor any of its agents shall be liable for any damage to the sign when removed under this section.

C. *Violation--Penalty.*

1. Violation of the provisions of this code or failure to comply with any of its requirements shall constitute a misdemeanor and such violation shall be punished as provided by the statutes of the state of Washington for the commission of a misdemeanor. Each day such violation continues shall be considered a separate offense.

2. The erector, owner or user of an unlawful sign or the owner of the property on which an unlawful sign is located and who maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

16.75.130 Severability.

A. If any section, sentence, clause, phrase, word, portion, or provision of this chapter is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this chapter which can be given effect without the invalid provision.

B. The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this chapter to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

1 Code reviser's note: Ord. [1454](#) sets this distance from the wall at fifteen inches. This distance has been changed to twelve inches to reflect the intent of the city.

Exhibit M:

Chapter 16.80 LANDSCAPING REQUIREMENTS

16.80.010 Statement of intent.

The purpose of this chapter is to establish minimum requirements and standards for landscaping and screening where needed to promote safety, to provide screening between incompatible land uses, to safeguard privacy and to protect the aesthetic assets of the city.

16.80.020 General requirements.

A. A plot plan of the proposed landscaping and screening shall be prepared by a licensed landscape architect, Washington-certified nurseryman, or Washington-certified landscaper and incorporated into plans submitted for preliminary plat, site plan review, administrative design review or building permit review. For individual home owners, upon request the city will provide template landscape plans with approved tree species to fulfill this requirement.

B. *Landscaping Plans.* The landscaping plan shall contain the following information (one inch equals twenty feet or larger):

1. Existing plant material and soil to be retained;
2. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (refer to LMC [16.24.040](#), General standards required for all development);
3. Surface parking location and design (refer to Chapter [16.72](#) LMC);
4. Bicycle parking location and design (refer to Chapter [16.72](#) LMC);
5. Loading and service areas location and design (refer to Chapter [16.80](#) LMC);
6. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots (refer to Chapter [16.80](#) LMC);
7. All areas where soils are to be amended (refer to the current City of Lacey Stormwater Design Manual);
8. Locations where plant and soil materials will be stored during construction;
9. Timeline for site preparation and installation of plant materials.

The applicant shall utilize tree protection techniques approved by the enforcing officer, site plan review committee and/or hearings examiner in order to provide for the continued healthy life of retained significant trees including during land alteration and construction.

16.80.030 Special requirements.

A. The following uses require Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use, and if located outside a public right-of-way:

1. Utility substation

2. Sewage pumping station
3. Water distribution facility
4. Communication relay station.

B. Whenever a non-residential activity is proposed adjacent to a residential zone or use a minimum fifteen-foot buffer area of Type I landscaping shall be provided along the property boundary between the uses. Alternative configurations may be considered through the design review process, provided the proposed treatment minimizes negative visual and compatibility impacts.

C. The following uses require Type III landscaping along the street frontage and throughout the required front yard area and Type II landscaping between the required front yard area and improvements on the property and along interior property lines unless a more stringent requirement is specifically identified in a land use district:

1. Church.
2. Commercial or public parking lot or structure not serving a primary use.
3. Government service building.
4. Community club.
5. School.
6. Hospital.

D. An area around the base of each utility pole, groundmounted sign or similar fixtures must be landscaped to improve the overall appearance of the area. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, or decorative framing. All refuse storage container areas shall be constructed and landscaped in accordance with Tables [16T-24](#) and [16T-25](#).

E. In front yard areas required to be landscaped under city requirements, a minimum of sixty percent of the required area shall be landscaped with natural plant materials. This may include grass or other ground cover, trees, shrubs, and other permitted plant materials. Planting areas shall be designed and constructed in a manner that will make possible normal maintenance such as mowing and watering.

16.80.040 Preservation of significant trees.

A. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Areas devoted to access and sight areas as defined in this code, and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement, provided modifications to design can be required by the city to save vegetation pursuant to the city tree and vegetation protection and preservation ordinance, Chapter [14.32](#) LMC.

B. Outside of the required landscape areas, the applicant shall be required to retain significant trees pursuant to Chapter [14.32](#) LMC. Special attention shall be given to the preservation of the following:

1. The preservation of healthy significant trees over sixty feet in height and sixteen inches in diameter measured twenty-four inches above grade;
2. The preservation of significant trees that form a continuous canopy;
3. The preservation of significant trees that contribute to the character of the environment, and do not constitute a safety hazard.
4. To protect against blowdowns, the city encourages that areas of tall, older tree stands to be retained be at least fifty feet in width.

16.80.050 Types of landscaping.

A. All residential and nonresidential projects shall be required to provide landscaping that satisfies the functions and specific requirements of this section.

B. *Type I.*

1. *Purpose.* Type I landscaping is intended to provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts and to enhance the visual character of the city.

2. *Description.*

- a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.
- b. Provide a minimum of one conifer at least seven feet tall for every one hundred fifty square feet arranged in a manner to obstruct views into the property. Permitted conifer species are those with the ability to develop a minimum branching width of eight feet within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.
- c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.
- d. Ground cover shall cover the remainder of the landscape strip within three years.
- e. A minimum of fifteen feet of width shall be required when Type I landscaping design is utilized.
- f. Fences, walls, and/or earthen berms may supplement landscape materials, except where they are inconsistent with other community design goals, policies, and standards in the Lacey Comprehensive Plan or Municipal Code.
- g. Any other alternative mix of plantings can be considered provided the intent of the Type I landscaping type is satisfied.
- h. Vegetated LID facilities that satisfy the intent of Type I landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

C. *Type II.*

1. *Purpose.* Type II landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. This landscaping is used around the perimeter of a site and adjacent to buildings and may be mixed with a Type III landscaping to provide interest along parking lot pedestrian corridors.

2. *Description.*

a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.

b. Provide at least one tree per three hundred square feet of landscaped area. At least fifty percent of the trees must be conifers. Trees may be clustered to avoid blocking views between windows and public spaces and/or private yard areas where desirable. Permitted tree species are those with the ability to develop a minimum branching width of eight feet within five years.

c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.

d. Trees shall be a minimum of two inches in caliper measured six inches above the base at planting and shrubs must be capable of growing to a minimum of four feet in height, within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

e. Provide ground cover to cover the remainder of the planting strip within three years.

f. Any other alternative mix of plantings can be considered provided the intent of the Type II landscaping type is satisfied.

g. When Type II landscaping is used to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used adjacent to a building, a minimum five-foot planting area shall be provided.

h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

D. *Type III.*

1. *Purpose.* Type III landscaping is intended to provide visual relief where clear sight is desired. This landscaping type is utilized along pedestrian corridors and walks for separation of pedestrians from streets and parking areas while providing an attractive setting and overstory canopy.

2. *Description.*

- a. This type of landscaping consists of street trees for a large overstory canopy along streets and pedestrian corridors and grass or other approved vegetation for ground cover.
- b. Ground cover or low shrubs developed for conditions of the Northwest shall be planted. Turf grass is desirable in planting strips where on-street parking is present. Low shrubs are desirable in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.
- c. Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- d. Street trees along arterials and collectors shall be those species described in the city's urban beautification program. Trees used along local access streets or pedestrian walks through parking lots shall be a species approved by the community and economic development department and shall be chosen for attractiveness, rooting habits, disease and pest resistance, and habitat value. All trees shall be a minimum of two inches in caliper measured six inches above the base at planting. Decorative protection may be placed around trees. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.
- e. Provide ground cover to cover the remainder of the planting strip within three years.
- f. Earthen berms with grass or other vegetative ground cover and other design features may be worked into landscaping, provided the resultant effect of providing a pedestrian-friendly environment and visual relief where clear sight is required can be achieved.
- g. The minimum width for Type III landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.
- h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.
- i. Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

E. *Type IV.*

1. *Purpose.* To provide visual relief and shade in parking areas.

2. *Description.*

a. *Required Amount.*

(1) If the parking area contains no more than twenty-five parking spaces, at least thirty-five square feet of landscape development must be provided for each parking stall proposed.

(2) If the parking area contains more than twenty-five spaces, at least fifty square feet of landscape development must be provided for each parking stall proposed.

b. *Design.*

- (1) The minimum width for Type IV landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.
- (2) Each planting area should contain at least one tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type. Deciduous trees shall have a minimum size of two inches in caliper measured six inches above the base and shall have the ability to reach a mature height of at least thirty-five feet. Conifers shall have a minimum height of seven feet at planting. Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability. No parking stall shall be located more than fifty feet from a tree.
- (3) Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet. Up to fifty percent of shrubs may be deciduous.
- (4) Provide ground cover to cover the remainder of the planting strip within three years.
- (5) A landscaped area must be placed at the interior end of each parking row in a multiple-lane parking area. This area must be at least eight feet wide and must extend the length of the adjacent parking stall.
- (6) Landscaping islands must be placed in every parking row with a maximum spacing of at least one island every seven parking spaces. Said islands shall be a minimum of eight feet in width and shall extend a minimum length of ten feet. Provided, that the site plan review committee may approve of a different configuration in order to provide a more attractive and functional design consistent with the intent of this chapter to promote aesthetic values and a pedestrian-friendly parking lot.
- (7) Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous.
- (8) Landscaping islands and landscape portions of pedestrian corridors may be used for drainage treatment and given credit on drainage calculations under Chapter 5 of the Development Guidelines. However, the primary purpose shall remain landscaping and health of trees and ground cover and aesthetic character shall not be compromised. Additionally in no case shall the grade between the parking lot surface edge and the landscape island or pedestrian corridor surfaces be greater than six inches when a swale concept is utilized and it is intended to meet minimum landscaping space requirements.
- (9) Vegetated LID facilities that satisfy the intent of Type IV landscaping are allowed to count towards landscaping requirements.
- (10) Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

F. *Single-Family Residential*. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Native vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall be amended in accordance with the current City of Lacey Stormwater Design Manual and then landscaped with trees, native and drought-tolerant shrubs and suitable native and drought-tolerant ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other native planting materials. Amended soils shall comply with the current City of Lacey Stormwater Design Manual. Single-family residential shall also comply with the provisions of LMC [14.32.066](#).

16.80.060 Alternative landscaping option.

A. The applicant may request a modification of the landscaping requirements set forth in LMC [16.80.030](#) and [16.80.040](#).

B. The enforcing officer, site plan review committee and/or hearings examiner may approve a modification of the landscaping requirements of this chapter only if:

1. The proposed landscaping implements portions of an urban forestry program or plan duly adopted by the city council;
2. The proposed landscaping represents an equal result that could not have been achieved by strictly following the requirements of this chapter; and
3. The proposed landscaping complies with the stated purpose of this chapter.

C. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscaping requirements.

16.80.070 Species choice.

The applicant shall utilize native regional plant materials or plant materials that complement the natural character of the Pacific Northwest.

16.80.080 Maintenance of plant materials.

A. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.

B. Unless entirely landscaped with significant trees preserved under LMC [16.80.040](#), all areas where new landscaping is being required, excepting new single-family lots, shall be provided with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryperson, Washington-certified landscaper or professional engineer. Said irrigation systems shall be designed, installed and

operated to maintain the plant materials to the standards detailed in subsection [A](#) of this section. The city may waive landscape irrigation provided an alternative method to irrigate the plantings for three years is approved by the city and a maintenance assurance device in the amount of one hundred percent of the replacement cost of the landscape materials is provided.

C. The city shall require a maintenance assurance device to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least twenty percent of the replacement cost of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device. The maintenance assurance shall be for a minimum period of two years from the completion of planting; however, for Type I landscaping, the period shall be three years. The community and economic development director may adjust the period of maintenance assurances on a case-by-case basis. A separate financial guarantee for maintenance associated with landscaping in the right-of-way and stormwater facilities shall be submitted to the public works department in accordance with Section 3.090 of the [Development Guidelines and Public Works Standards](#).

D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of subsection [B](#) of this section.

E. If a maintenance assurance device or evidence of a similar device is required under subsections [B](#) and [C](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.

F. Upon completion of the two-year maintenance period (three years for Type I landscaping), and if maintenance is not required, the city shall promptly release the maintenance assurance device or evidence thereof.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner.

16.80.090 Performance assurance.

A. The city may accept, as an alternative to a performance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of this subsection A.

B. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the enforcing officer shall determine the specific type of assurance device required in order to insure completion of the required landscaping in accordance with the approved landscaping plan. The value of this device must equal one hundred fifty percent of the estimated cost of the landscaping to be

performed, and shall be utilized by the city to perform any necessary work, and to reimburse the city for documented administrative costs associated with action on the device. If costs incurred by the city exceed the amount provided by the assurance device, the property owner shall reimburse the city in full, or the city may file a lien against the subject property for the amount of any deficit.

C. The performance assurance shall be held for a maximum period of one year from the date of acceptance by the city until the landscaping has been installed to the satisfaction of the community and economic development director. Any landscaping not installed after the period of one year shall be grounds for the city to utilize the device to install the necessary landscaping.

D. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any required work remaining undone at the expiration of the assurance device.

E. Upon completion of the required landscaping by the property owner, at or prior to expiration of the assurance device, the city shall promptly release the performance assurance device or evidence thereof.

16.80.100 Landscape features.

Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscaping area, except where they conflict with the purpose of this chapter. The area devoted to such a feature may not exceed twenty-five percent of the required area.

16.80.110 Repealed

Repealed by [Ord. 1480](#).

Exhibit N:

Chapter 16.93 NONCONFORMING USES

16.93.010 Intent.

Within the districts established by this title, there exist lots and structures which were lawful prior to the date of adoption of the ordinance codified in this title, but which would be prohibited, regulated, or restricted under the terms of this title. It is the intent of this chapter to permit these nonconformities to continue until they are removed.

16.93.012 Nonconforming structures.

A. Nonconforming structures shall not be enlarged upon, expanded or extended in a manner which would increase the nonconforming aspects of said structure.

B. *Relocation.* Nonconforming structures shall not be relocated on the same site unless the move results in bringing the structure into closer conformance with the provisions of this chapter.

16.93.014 Nonconforming uses.

A nonconforming use of a structure, or land, shall not be extended or enlarged after the effective date of the ordinance codified in this title, by attachment on a building or premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

16.93.016 Nonconforming--Prior construction.

To avoid undue hardship, nothing in this title shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the date of adoption of the ordinance codified in this title, and upon which actual building construction has been carried on diligently. "Actual construction" is defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition shall be deemed to be actual construction, provided that work shall be carried on diligently.

16.93.020 Nonconforming lots of record.

A. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record prior to the date of adoption of the ordinance codified in this title, notwithstanding limitations imposed by other provisions of this title. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership.

B. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained ~~only through action of the hearings examiner~~ in accordance with Chapter 11.098 LMC.

C. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record prior to the date of adoption of the ordinance codified in this title, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this title, and no portion of the parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this title, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this title.

16.93.030 Abandonment or discontinuance.

A nonconforming use shall be deemed abandoned by discontinuance or abandonment for a period of eighteen months, and any subsequent future use of such land or buildings shall be in conformity with the provisions of this title.

ORDINANCE NO. 1695

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY RELATED TO ZONING, AMENDING CHAPTERS 16.03, 16.06, 16.09, 16.10, 16.13, 16.14, 16.15, 16.18, 16.19, 16.21, 16.23, 16.24, 16.25, 16.27, 16.36, 16.37, 16.39, 16.40, 16.41, 16.43, 16.48, 16.49, 16.61, 16.63, 16.64, 16.65, 16.67, 16.68, 16.70, 16.72, 16.73, 16.75, 16.80 AND 16.93; REPEALING CHAPTERS 16.22, 16.34, 16.44, 16.45, AND 16.59; ALL OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City of Lacey is required by the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, to review and update its Comprehensive Plan and associated development regulations at least once every ten years; and

WHEREAS, in early 2024, the City of Lacey hired a consultant to create a Communications and Community Engagement Plan to fully prepare for the 2025 Comprehensive Plan Update and to ensure meaningful community input; and

WHEREAS, the community outreach included multiple phases of public outreach such as in-person hosted events, out within the community at parks and other local gatherings, online engagement, and public meetings; and

WHEREAS, Title 16 of the Lacey Municipal Code contains the City's zoning and land use regulations, which are intended to implement the Comprehensive Plan; and

WHEREAS, as part of the Comprehensive Plan update process, Title 16 LMC was reviewed to ensure consistency with updated Comprehensive Plan policies, the Future Land Use Map and the City of Lacey Zoning Map; and

WHEREAS, on October 8, 2025, a public hearing was held at which public testimony was received on the proposed 2025 Comprehensive Plan Update which included amendments to Title 16 LMC; and

WHEREAS, on October 22, 2025, following receipt and review of public testimony and staff analysis, the Planning Commission unanimously recommended adoption of the 2025 Comprehensive Plan Update which included amendments to Title 16 LMC; and

WHEREAS, on November 25, 2025, city staff presented the recommended 2025 Comprehensive Plan Update and proposed amendments to Title 16 LMC to the Lacey City Council for review and additional discussion; and

WHEREAS, the City Council finds and determines adoption of this ordinance to be in the public interest and in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. Chapter 16.03 of the Lacey Municipal Code is hereby amended as shown on attached **Exhibit A** incorporated by reference as if fully set forth herein.

Section 2. Section 16.06.400 of the Lacey Municipal Code is hereby amended to read as follows:

16.06.400 Lacey ~~e~~Comprehensive ~~land-use~~pPlan.

“Lacey ~~e~~Comprehensive ~~land-use~~pPlan” means the comprehensive ~~land-use~~ plan for the Lacey ~~u~~Urban ~~g~~Growth ~~a~~Area, as adopted, and as amended from time to time.

Section 3. There is hereby added a new Section 16.06.407 of the Lacey Municipal Code to read as follows:

16.06.407 Live/work unit

A structure or portion of a structure that combines a commercial activity with a residential living unit where there is a distinct physical separation between the commercial space and the living unit. An internal connection is provided between the living and commercial working spaces within the unit. The nonresidential portion of the unit must meet commercial building standards.

Section 4. Chapters 16.09 and 16.10 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit B** incorporated by reference as if fully set forth herein.

Section 5. Chapters 16.13, 16.14, and 16.15 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit C** incorporated by reference as if fully set forth herein.

Section 6. Chapters 16.18, and 16.19 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit D** incorporated by reference as if fully set forth herein.

Section 7. Chapter 16.21 of the Lacey Municipal Code is hereby amended as shown on attached **Exhibit E** incorporated by reference as if fully set forth herein.

Section 8. Chapter 16.22 of the Lacey Municipal Code titled Mixed Use Moderate Density Corridor is hereby repealed in its entirety.

Section 9. Chapters 16.23, 16.24, 16.25, and 16.27 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit F** incorporated by reference as if fully set forth herein.

Section 10. Chapter 16.34 of the Lacey Municipal Code titled Community Commercial District is hereby repealed in its entirety.

Section 11. Chapters 16.36, 16.37, 16.39, 16.40, 16.41 and 16.43 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit G** incorporated by reference as if fully set forth herein.

Section 12. Chapter 16.44 of the Lacey Municipal Code titled Planned Community Review is hereby repealed in its entirety.

Section 13. Chapter 16.45 of the Lacey Municipal Code titled Mineral Extraction District is hereby repealed in its entirety.

Section 14. Chapters 16.48 and 16.49 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit H** incorporated by reference as if fully set forth herein.

Section 15. Chapter 16.59 of the Lacey Municipal Code titled Village Center Zone is hereby repealed in its entirety.

Section 16. Chapter 16.61 of the Lacey Municipal Code is hereby amended as shown on attached **Exhibit I** incorporated by reference as if fully set forth herein.

Section 17. Chapters 16.63, 16.64, and 16.65 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit J** incorporated by reference as if fully set forth herein.

Section 18. Chapters 16.67 and 16.68 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit K** incorporated by reference as if fully set forth herein.

Section 19. Chapters 16.70, 16.72, 16.73, and 16.75 of the Lacey Municipal Code are hereby amended as shown on attached **Exhibit L** incorporated by reference as if fully set forth herein.

Section 20. Chapter 16.80 of the Lacey Municipal Code is hereby amended as shown on attached **Exhibit M** incorporated by reference as if fully set forth herein.

Section 21. Chapter 16.93 of the Lacey Municipal Code is hereby amended as shown on attached **Exhibit N** incorporated by reference as if fully set forth herein.

Section 22. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 23. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 24. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly called meeting thereof, held this ____ day of _____, 2025.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO. 1695

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on _____, 2025, Ordinance No. 1695, entitled “AN ORDINANCE OF THE CITY OF LACEY RELATED TO ZONING, AMENDING CHAPTERS 16.03, 16.06, 16.09, 16.10, 16.13, 16.14, 16.15, 16.18, 16.19, 16.21, 16.23, 16.24, 16.25, 16.27, 16.36, 16.37, 16.39, 16.40, 16.41, 16.43, 16.48, 16.49, 16.61, 16.63, 16.64, 16.65, 16.67, 16.68, 16.70, 16.72, 16.73, 16.75, 16.80 AND 16.93; REPEALING CHAPTERS 16.22, 16.34, 16.44, 16.45, AND 16.59; ALL OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance amends Title 16 of the Lacey Municipal Code to update the City’s zoning code to ensure consistency with the newly adopted Comprehensive Plan and Zoning Map.
2. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: _____, 2025.



LACEY CITY COUNCIL MEETING

December 16, 2025

SUBJECT: 2026 Lodging Tax Funding Awards

RECOMMENDATION: **Motion to:** approve lodging tax funding awards recommenced by the Lodging Tax Advisory Committee, as outlined in **Table A** for the 2026 funding cycle.”

STAFF CONTACT: Rick Walk, City Manager *RW*
Shannon Kelley-Fong, Assistant City Manager *SKF*
Sadie Siglin, Management Analyst *SS*

ORIGINATED BY: City Manager’s Office

ATTACHMENTS:

1. 2026 LTAC Lodging Tax Funding Recommendations
2. Olympia–Lacey Fan Zone Update for City & County Leaders
3. Summary of 2025 VCB Requested Information
4. Exhibit B- Lodging Tax Report

FISCAL NOTE: None

PRIOR REVIEW: [City Council Regular Meeting 11.18.2025](#)
[Lodging Tax Advisory Committee Meeting 10.16.2025](#)

BACKGROUND: At the City Council meeting on November 18, 2025, the Lacey City Council (Council) reviewed the 2026 Lodging Tax Funding Awards recommended by the Lodging Tax Advisory Committee (LTAC). At the meeting, Council reviewed:

- The Lodging Tax Funding selection process.
- The 2026 Lodging Tax Funding applicant requests.
- The 2026 Lodging Tax Funding LTAC recommendations, see **Attachment 1**.

Before providing final direction, Council requested the following information for review:

1. Information about the proposed activities for FIFA Fan Fest (Lodging Tax application as Olympia/Lacey Fan Zone), see **Attachment 2**.
2. Reported data and reimbursement request information for the Visitor and Convention Bureau of Thurston County (VCB), see **Attachment 3**.
3. Reporting Methods for Paid Overnight stays, see below.

Reporting Methods for Paid Overnight Stays

Pursuant to [RCW 67.28.1815](#) applicants applying for use of lodging tax revenues must provide, in their application, estimates of the number of people traveling:

- Away from their place of residence or business and staying in overnight paid accommodations;
- To a place fifty miles or more away from their place of residence or business for the day or staying overnight; or
- From another country or state outside of their place of residence or their business.

After the event, all recipients of lodging tax funding must submit a report (see **Attachment 4**) to the municipality describing the actual number of people traveling for the abovementioned categories. Attendance counts may be calculated using one or a combination of the following methodologies:

- **Direct Count:** The actual number of visitors measured by methods such as paid admissions/registrations, clicker counts, or information gathered by businesses.
- **Indirect Count:** An estimate of attendees from indicators such as raffle tickets, brochures distributed, crowd control/ permitting requirements, or geofencing.
- **Representative Survey:** Information collected directly from attendees, using a structured data collection method for a defined random sample, including a margin of error.
- **Informal Survey:** Information collected directly from individual visitors or in a nonrandom manner that is not representative of all visitors or participants.
- **Structured Estimate:** An estimate produced by calculating known information for the activities. For example, one jurisdiction estimated attendance by dividing the square footage of the event.

Attendance counts can vary significantly between recipients due to factors such as activity frequency and type. Tourism marketing and tourism-related facility activities may include some overlapping attendance counts because of:

- Attendance from activities supported by marketing services;
- Attendance at facilities hosting events or festivals by other organizations.

2026 LTAC Funding Recommendations

The 2026 Lodging Tax Funding Awards recommended by LTAC are outlined in **Table A**. The recommendation proposes the allocation of \$685,329 in lodging tax funding, including \$577,239 from projected 2026 revenues and \$108,000 from reserves. The recommendation would maintain a remaining reserve balance of \$159,420.

Table A LTAC Recommended 2026 Lodging Tax Funding Awards	
Applicant	Recommended Award
Experience Olympia & Beyond Visitor & Convention Bureau of Thurston County	\$100,000
Regional Athletic Complex (RAC) City of Lacey	\$278,739
Lacey Night Market SWAE LLC	\$5,000
FC Olympia Artesian USL Soccer Matches Oly Soccer	\$40,000
Cascades National Championship Tournament Celebration Tournaments	\$10,000
Lacey Chamber Visitors Center Lacey South Sound Chamber	\$35,000
Washington State Senior Games Washington State Senior Games	\$13,000
Lacey Fireworks Spectacular City of Lacey	\$11,000
South Sound BBQ Festival Lacey South Sound Chamber	\$10,000
Lacey Poly Fest Polynesian Association of Thurston County	\$5,000
Lacey Museum & Cultural Center City of Lacey	\$30,000
Lacey MakerSpace Lacey MakerSpace	\$15,000
Holiday Market Lacey South Sound Chamber	\$5,000
Olympia/Lacey Fan Zone Thurston County Chamber	\$80,000
Thurston County Fairgrounds & Event Center Thurston County	\$15,000
Washington Center Washington Center for the Performing Arts	\$15,000
2026 Olympia Funk Festival PARC Foundation of Thurston County	\$2,500
South Sound Block Party Team-Tomorrow LLC	\$10,000
Nisqually Reach Nature Center Nisqually Reach Nature Center	\$5,000

Council may not award funds to applicants that were not recommended by LTAC. Council is not required to fund the full list of recommended applicants. Should Council decide to modify LTAC's funding recommendation, the modified proposal would need to be submitted to LTAC for review and comment. This request for LTAC review must occur at least 45 days before Council takes final action on the funding allocation.

NEXT STEPS: Option 1 is recommended.

Option 1: Approve lodging tax funding awards recommended by LTAC, as outlined in **Table A** for the 2026 funding cycle.

Option 2: Do not approve lodging tax funding awards recommended by LTAC, as outlined in **Table A**. Approve funding for a partial list of LTAC recommended applicants.

Option 3: Some other option not contemplated in the above options.

Applicant	2024 Reported Paid Stays	2026 Estimated Paid Stays	2025 Award (If Applicable)	2026 Request	In Lacey	Average	Option 1 RAC & City Located	Meeting Recommendations
Experience Olympia & Beyond Visitor & Convention Bureau of Thurston County	18,338	10,372	\$ 100,000	\$ 110,000	Y	\$ 48,000	\$ 100,000	\$ 100,000
Regional Athletic Complex (RAC) City of Lacey	5,200	10,000	\$ 180,000	\$ 180,000	Y	\$ 178,000	\$ 326,000	\$ 278,739
Lacey Night Market SWAE LLC	N/A	5,200	\$ 8,500	\$ 45,000	Y	\$ 10,500	\$ 10,500	\$ 5,000
FC Olympia Artesian USL Soccer Matches Oly Soccer	1,850	3,500	\$ 35,000	\$ 55,000	Y	\$ 40,000	\$ 35,000	\$ 40,000
Cascades National Championship Tournament Celebration Tournaments	N/A	1,700	\$ 5,475	\$ 10,000	Y	\$ 7,700	\$ 7,500	\$ 10,000
Lacey Chamber Visitors Center Lacey South Sound Chamber	30	1,200	\$ 35,000	\$ 70,000	Y	\$ 27,004	\$ 35,000	\$ 35,000
Lacey Holiday Market SWAE LLC	N/A	500	\$ 2,500	\$ 12,000	Y	\$ 6,200	\$ 5,000	\$ -
Washington State Senior Games Washington State Senior Games	546	360	\$ 13,000	\$ 13,000	Y	\$ 11,300	\$ 13,000	\$ 13,000
Lacey Fireworks Spectacular City of Lacey	28	198	\$ 22,000	\$ 22,000	Y	\$ 18,800	\$ 22,000	\$ 11,000
South Sound BBQ Festival Lacey South Sound Chamber	30	150	\$ 8,000	\$ 35,000	Y	\$ 11,925	\$ 8,000	\$ 10,000
Lacey Poly Fest Polynesian Association of Thurston County	N/A	140	\$ 8,000	\$ 13,719	Y	\$ 8,944	\$ -	\$ 5,000
Lacey Museum & Cultural Center City of Lacey	24	130	\$ 40,000	\$ 48,500	Y	\$ 36,000	\$ 40,000	\$ 30,000
Lacey MakerSpace Lacey MakerSpace	N/A	95	\$ 17,500	\$ 30,000	Y	\$ 19,200	\$ 17,000	\$ 15,000
Holiday Market Lacey South Sound Chamber	5	50	\$ 2,250	\$ 7,500	Y	\$ 4,500	\$ -	\$ 5,000
Lacey Cultural Celebration City of Lacey	2	20	\$ 10,000	\$ 10,000	Y	\$ 7,800	\$ -	\$ -
Lacey Spring Fun Fair City of Lacey	7	2	\$ 18,000	\$ 18,000	Y	\$ 16,000	\$ -	\$ -
Lacey In Tune City of Lacey	-	2	\$ 18,000	\$ 18,000	Y	\$ 14,200	\$ -	\$ -
Haunted 5k All Kids Win	N/A	-	\$ 3,000	\$ 5,000	Y	\$ 1,800	\$ -	\$ -
Olympia/Lacey Fan Zone Thurston County Chamber	N/A	3,000		\$ 84,000	N/Y	\$ 57,500	\$ 84,000	\$ 80,000
Thurston County Fairgrounds & Event Center Thurston County	N/A	5,000	\$ 17,000	\$ 25,000	N	\$ 17,800	\$ -	\$ 15,000
Washington Center Washington Center for the Performing Arts	1,877	2,008	\$ 20,000	\$ 35,000	N	\$ 24,000	\$ -	\$ 15,000
Capital Lakefair Capital Lakefair Inc	150	1,600	\$ 5,000	\$ 20,000	N	\$ 7,000	\$ -	\$ -
2026 Olympia Funk Festival PARC Foundation of Thurston County	N/A	650	\$ 2,500	\$ 15,000	N	\$ 6,100	\$ -	\$ 2,500

South Sound Block Party Team-Tomorrow LLC	N/A	550	\$ 7,500	\$ 10,000	N	\$ 7,900	\$	\$ 10,000
Meet the Beach South Sound Estuary Association	N/A	300	N/A	\$ 10,000	N	\$ 3,800	\$	\$ -
Harlequin Productions 2026 Season	N/A	285	\$ 2,500	\$ 15,000	N	\$ 2,000	\$	\$ -
Olympia Symphony 2026 Concerts Olympia Symphony Orchestra	N/A	100	N/A	\$ 15,000	N	\$ 6,100	\$	\$ -
Nisqually Reach Nature Center Nisqually Reach Nature Center	N/A	40	\$ 35,000	\$ 35,000	N	\$ 16,000	\$	\$ 5,000
		17,012	\$	615,729		\$ 616,073	\$ 703,000	\$ 685,239
Use \$50,000 of Reserves?						Yes	Yes	Yes
Total 2026 Revenues						\$ 577,239	\$ 577,239	\$ 577,239
Administrative Expenses 5%						\$ 28,862	\$ -	\$ -
Reserves						\$ 50,000	\$ 126,000	
Remaining Available						\$ (17,696)	\$ 239	\$ (108,000)
Tourism Marketing Funding						\$ 48,000	\$ 100,000	\$ 100,000
Tourism Marketing %						8%	14%	15%
Tourism-Related Facility Funding						\$ 280,704	\$ 432,000	\$ 381,739
Facility Funding %						46%	61%	56%
Special Event Funding						\$ 287,369	\$ 171,000	\$ 203,500
Special Event %						47%	24%	30%

Olympia–Lacey Fan Zone

Update for City & County Leadership

Date: December 5, 2025

Today was an exciting day with the 2026 FIFA World Cup Draw, which officially placed teams into their groups and gives us a clearer view of who may play in Seattle. Final team announcements will be released Saturday, and an updated briefing will be sent before Monday morning.

We also now have details about the UEFA Playoffs, which will determine the last four European qualifiers. Sixteen European teams, 12 group runners-up, and four Nations League group winners, will compete in four single-match playoff paths (A–D). Semifinals will be held on March 26, 2026, and finals on March 31, 2026, determining the final UEFA berths.

The Olympia–Lacey Fan Zone remains a collaborative regional effort to create a central gathering place for fans during the 2026 FIFA World Cup. This project will showcase Thurston County as a welcoming, safe, and connected destination while aligning with the official regional experience.

Fan Zone Activation Plan

We have now received approval from Seattle FWC26 to activate the Olympia/Lacey Fan Zone for all Seattle matchdays, including group play and knockout rounds. In addition, we have been granted approval to activate for the USMNT matches taking place in Los Angeles, as well as for the Semifinals, Third Place Final, and Final matches. This ensures our Fan Zone can participate in all major WC26 events and remain fully integrated with the official regional and national fan experience.

Ticketing

- The Olympia–Lacey Fan Zone will be a ticketed event.
- Seattle FWC26 has set the price for general admission.
- A VIP experience is allowed, with pricing to be designed by the Olympia–Lacey Fan Zone.
- Capacity for each activation is approximately 5,000 attendees.

Approved Match Activation Schedule

(as of December 5, 2025)

Seattle Matches:

- **June 15:** Belgium vs. Egypt or Iran vs. New Zealand
- **June 19 (Juneteenth Match):** USA vs. Australia

- **June 24:** UEFA Playoff Winner A vs. Qatar
 - *Playoff A: Italy, Northern Ireland, Wales, Bosnia and Herzegovina*
- **June 26:** Egypt vs. Iran *or* New Zealand vs. Belgium
- **July 1:** Round of 32 — Group G winner vs. Group A/E/H/I/J third place
- **July 6:** Round of 16 — Winners of R32 Match 9 and Match 10

USMNT Matches (Los Angeles):

- **June 12:** USA vs. Paraguay
- **June 25:** USA vs. UEFA Playoff Winner C
 - *Playoff C: Türkiye, Romania, Slovakia, Kosovo*

Final Rounds:

- **July 14:** Semifinal (Dallas)
- **July 15:** Semifinal (Atlanta)
- **July 18:** Third Place Match (Miami)
- **July 19:** Final (New York/New Jersey)

Where we are today:

- Our first confirmed anchor activation is June 19 for the USA vs. Australia match, which also falls on Juneteenth.
- We are actively building funding capacity. As additional sponsorship and grant dollars are secured, we will add more match activation dates.
- Expansion is fully dependent on funding, partnerships, and operational capacity.

Presentations Delivered to Date

- Thurston County Chamber of Commerce April Forum
- Thurston Chamber Board of Directors
- Thurston Chamber B&E Committee
- Olympia Roundtable
- Regional Economic Forecast & Innovation Expo

Transportation & Mobility Update

- Intercity Transit has applied for state transportation grant funding and is eligible for nearly \$300,000 to support shuttle service and enhanced routing.
- Priority park-and-ride shuttle locations under consideration:
 - Hawks Prairie Park & Ride

- Martin Way Park & Ride
- Early discussions are underway with SPSCC for parking and shuttle support.

Safety, Security & Emergency Management

- Planning is already underway with Olympia Police Department, Olympia Fire Department, Thurston County EMS, and Medic One to coordinate emergency response and operational readiness for matchdays.
- FEMA has allocated \$65 million nationwide for Safety & Security reimbursement for World Cup host cities.
- Seattle FWC26 has already submitted the application for Seattle's allocation.
- Following that submission, the nine Washington Fan Zones, including Olympia–Lacey, will be able to apply for reimbursement funds from Seattle to offset:
 - Staffing costs for planning and events (OPD officers, OFD personnel, additional medic units, security staff, etc.)
 - Equipment (fencing, barricades, controlled access assets, etc.)
 - Other safety/security-related operational expenses
- The application window for Fan Zones is January 1-31, 2026, making continued coordination and documentation essential.

Sponsorships & Partnerships

We have received approval from Seattle FWC26 to begin seeking sponsorships. While awaiting final contracting, initial momentum is strong.

Tribal Partnerships

- Squaxin Island Tribe and Chehalis Tribe have expressed interest in participating and will be discussing with their Tribal Councils.
- Initial contact has been made to the Cowlitz Indian Tribe and the Ilani Report. Both Squaxin and Chehalis are in support of the Cowlitz participation.

Higher Education

- SPSCC is interested in discussing sponsorship tied to the launch of their new soccer field development.

FIFA Sponsor Activation — Anheuser-Busch

- Anheuser-Busch plans to activate in the Olympia–Lacey Fan Zone.

- Branded items ordered (free of charge to the Zone) for our site include:
 - Bistro tables
 - Pop-up tents
 - A 10-foot inflatable soccer ball
 - Adult game activations
- This is exciting as it will allow the official FIFA World Cup logo to be present within our Fan Zone.
- The Fan Zone will carry the official World Cup beer, while also featuring local breweries, an approach approved by AB.

Donor Program

Seattle FWC26 has launched a donor program allowing Fan Zones to seek higher-level contributions from individuals and organizations. This will allow donors to support the Olympia-Lacey Fan Zone as well as have access to Seattle FWC26 experiences/exposure.

SEA & WIN App Activation

This is a geo-linked, rewards-based game that connects locals and visitors to key locations in Fan Zone cities with exclusive World Cup prizes. It's a digital nudge that sends people out exploring, exactly the kind of tool we want to use to point visitors toward our Fan Zone and onward into our region. The app launches in March 2026 and through the FWC tournament.

- We hosted a successful Friends & Family SEA & WIN playtest with 67 attendees.
- Well 80 generously opened early and hosted the event at no cost.
- Participant feedback was consistently positive.

Work Completed to Date

- **Fan Zone Planning & Operations**
 - Olympia–Lacey Fan Zone approved to activate for all Seattle matchdays, USMNT matches in Los Angeles, and Semifinals, Third Place, and Final matches
 - First confirmed anchor activation scheduled for June 19, 2026 (USA vs. Australia, Juneteenth match)
 - Expansion planning in progress, dependent on funding, partnerships, and operational capacity
 - Site walk-through completed and initial rental quotes secured
 - Regular participation in Fan Zone Operations meetings

- **Presentations delivered to date:**
 - Thurston County Chamber of Commerce April Forum
 - Thurston Chamber Board of Directors
 - Thurston Chamber B&E Committee
 - Olympia Roundtable
 - Regional Economic Forecast & Innovation Expo
- **Sponsorships, Partnerships & Donors**
 - Partnership conversations initiated
 - Sponsorships & Partnerships: approval received to begin seeking sponsorships; initial momentum strong
- **Transportation & Mobility**
 - Coordination with Intercity Transit; state grant funding applied for (\$300,000) to support shuttle service and enhanced routing
- **Safety, Security & Emergency Management**
 - Coordination with Olympia Police Department, Olympia Fire Department, Thurston County EMS, and Medic One for matchday readiness
 - Preparation for Fan Zone application window Jan 1–31, 2026
- **SEA & WIN App**
 - SEA & WIN stop location nominations submitted, app loaded, tours tested
- **Intelligence & Security Coordination**
 - Active involvement with the WC26 Intelligence & Threat Analysis Working Group
 - SEAR Data Report submitted to the WA State Fusion Center
 - Coordination with BEST (Businesses Ending Slavery & Trafficking)
- **Engagement & Partnerships**
 - Ongoing outreach to tribal partners
 - Initial steering committee outreach
- **LTAC and In-Kind Requests**
 - City of Lacey LTAC application submitted
 - Port of Olympia Community Advertising & Promotion application submitted

Next Steps & Immediate Needs

To remain aligned with regional planning and keep pace with other Fan Zones, the Olympia–Lacey Fan Zone must:

Agreement

- Establish a formal MOU/contract to ensure continued work on behalf of the local jurisdictions and formalize roles, responsibilities, and commitments.

Committees & Meetings

- Form committees and begin holding regular meetings to ensure coordinated planning efforts, including:
 - Steering Committee
 - Marketing & Communications
 - Transportation
 - Safety & Security
 - Logistics
- Use committees to align objectives, share updates, and advance operational readiness across all Fan Zone activities

Coordination

- Finalize designated points of contact for each jurisdiction
- Continue emergency planning with OPD, OFD, Thurston County EMS, and Medic One
- Complete the Public Safety Plan required for the FEMA-related Safety/Security reimbursement application
- Prepare all required documentation for the January 2026 safety/security reimbursement window

Operations

- Secure vendors and equipment
- Advance transportation, routing, and shuttle operations planning

Funding

- Begin full sponsorship outreach once contracting is finalized
- Pursue additional grants and philanthropic opportunities

The Olympia–Lacey region is well-positioned to deliver a vibrant, safe, and welcoming Fan Zone that reflects the best of our community. With continued alignment, timely decision-making, and strong regional partnerships, Thurston County can represent our region with excellence on the world stage during the 2026 FIFA World Cup.

Attachment 3

Visitor and Convention Bureau of Thurston County (VCB) Requested Information

2025 SCOPE OF WORK

As Outlined in the 2025 Professional Services Agreement

Tourism Promotion - Experience Olympia & Beyond

To fulfill the terms of its Lodging Tax funded contract with the City of Lacey, Agency shall provide the following services to promote Lacey and attract tourists from 50+ miles away and encourage overnight stays during 2025

The City of Lacey's lodging tax award will help fund the following year-round activities:

Innovative, Industry-Leading Research Tools

These tools are foundational to developing and deploying marketing and sales initiatives that resonate with Lacey visitors, residents, and key stakeholders.

Public Relations

Public relations links to image management and relationship building. These services are the cornerstones of "what the world thinks about our destination". We aim to help shape this image by deploying key messages and images through trusted information sources such as targeted media and influencers.

Advertising

Advertising is one of the ways we capture the attention of prospective visitors who may not have had our destination on their radar. We advertise visiting the area for our unique attributes, attractions, amenities, AND events. We conduct multi-channel advertising year-round.

Product Development

Products such as our website, videos, images, Visitor Guide, Community Guides, sales products, and our Certified Tourism Ambassador program, educate and inspire exploration throughout Lacey.

All Lacey tourism-facing businesses (lodging, restaurants, retail, attractions, and activities) will be supported through their self-served inclusion in our website without needing to be a member or pay membership dues.

We will continue to fund experiencelacey.com, include expanded information about Lacey in our annual Visitor Guide, update and reprint the Lacey Community Guide.

Sports Commission

Our Sports Commission works year-round to incentivize and support sports events within the City of Lacey year-round. We accomplish this through sales missions, sales familiarization tours, direct sales at travel trade shows, and via event sponsorships and bid fees.

Reporting Metrics

We will submit our monthly scorecard on a quarterly basis with our reimbursement requests to comply with Lacey's required reporting schedule.

2025 Reimbursement Requests: **Table A** and **Table B** below summarize the items for which the VCB requested reimbursement in Quarter 1 (Q1) and Quarter 2 (Q2) of 2025. All items were reviewed by staff and determined to be consistent with the agreed-upon Scope of Services.

Table A	
Q1 2025 VCB Reimbursed Expenses	
1.	Analytics Dashboard
2.	Subscription
3.	Analytics
4.	Training Expenses
5.	Hospitality Supplies
6.	Tourism Membership
7.	Customer Relationship Management (CRM) Services
8.	Training Travel
9.	Dues

Table B	
Q2 2025 VCB Reimbursed Expenses	
1.	Map Marketing
2.	Banners and Printed Materials
3.	Sponsorship
4.	Media Campaign
5.	Digital Media



Billy Frank Jr. Nisqually National Wildlife Refuge
Olympia Night Out 2024 as always

SCORE CARD

January 2025

With the start of the new year, Experience Olympia & Beyond has set new annual performance goals which can be found in the [2025 Business & Marketing Plan](#)



Salish Seafood Company – Squaxin Tribe

THURSTON COUNTY
ACCOMMODATIONS

HOTELS/MOTELS¹

Available Rooms		January/YTD Actual
2025		2,698
2024		2,918
2025/2024 % Change		-7.5%

Occupancy (%)	January Actual	YTD Actual
2025	59.3%	59.3%
2024	61.9%	61.9%
2025/2024 % Change (Measurement towards goal)	-4.2%	-4.2%

January YTD Performance: 59.3%
Annual Goal: 68.2% (87% to Goal)

Average Daily Rate (\$)	January Actual	YTD Actual
2025	\$145.47	\$145.47
2024	\$138.34	\$138.34
2025/2024 % Change	5.2%	5.2%

Revenue per Available Room (\$)	January Actual	YTD Actual
2025	\$86.19	\$86.19
2024	\$85.32	\$85.32
2025/2024 % Change	1.0%	1.0%

¹ Inventory change due to the following openings: Spark by Hilton in October 2024 and Holiday Inn Express & Suites Tumwater in December 2024.

HIGHLIGHTS

January 2025 Occupancy Rate was below occupancy levels in 2024, while Average Daily Rate (ADR) was up from 2024. The annual goal for hotel occupancy is to match our 2019 average annual Occupancy Rate, 68.2%.

SCORE CARD

January 2025

MARKETING

Unique Web Visits ²	January Actual	YTD Actual
2025	25,778	25,778
2024	19,444	19,444
2025/2024 % Change (Measurement towards goal)	32.6%	32.6%

January YTD Performance: 25,778
Annual Goal: 413,507 (6% to Goal)

Consumer E-Newsletter Subscribers ³	January/ YTD Actual
2025	12,948
2024	13,700
2025/2024 % Change (Measurement towards goal)	-5.5%

January YTD Performance: 12,948
Annual Goal: 15,681 (83% to Goal)

Earned Media Placements	January Actual	YTD Actual
2025	10	10
2024	3	3
2025/2024 % Change (Measurement towards goal)	233.3%	233.3%

January YTD Performance: 10
Annual Goal: 160 (6% to Goal)

Social Media Audience	January/YTD Actual
2025	31,627
2024	30,248
2025/2024 % Change (Measurement towards goal)	4.6%

January YTD Performance: 31,627
Annual Goal: 36,158 (87% to Goal)

Visitor Guides Distributed ⁴	January Actual	YTD Actual
2025	579	579
2024	40	40
2025/2024 % Change (Measurement towards goal)	1,347.5%	1,347.5%

January YTD Performance: 579
Annual Goal: 1,015 (57% to Goal)

PR Circulation/Viewership	January Actual	YTD Actual
2025	5,291,640	5,291,640
2024	2,301,733	2,301,733
2025/2024 % Change (Measurement towards goal)	129.9%	129.9%

January YTD Performance: 5,291,640
Annual Goal: 12,778,077 (41% to Goal)

² Due to Google's update on search algorithms, we have seen slight implications to website traffic. This update focused on the quality of search engine results (SERPs) and traffic decreases were seen across the majority of all websites.

³ As of July 2024, the Consumer E-Newsletter subscribers list was updated to remove bounced emails.

⁴ Visitor Guides Distributed now include digital downloads from experienceolympia.com and individual bulk requests. Therefore, it is not directly comparable to 2024.

KEY ARTICLES PUBLISHED/INFLUENCER POSTS



TheOlympian.com – January 5, 2025
[Downtown Gift Shop Turns 50](#)



SouthSoundMag.com – January 9, 2025
[Out & About: Olympia funk Festival, Art Grants, and a Seahawks Update](#)

HIGHLIGHTS

- Unique web visits, social media audience, visitor guides distributed, earned media placements and PR circulation/viewership were up compared to 2024.
- Consumer e-newsletter subscribers were down from 2024.
- Experience Olympia & Beyond set its 2025 marketing goals for social media audiences with a goal of 15% from 2024 YE actuals and visitor guides distributed with a goal of 10% from 2024 YE actuals. Other KPIs will remain flat due to a changing media landscape and Google's ever-changing algorithms.



Downtown Tenino

SCORE CARD

January 2025

SALES

MEETINGS/TOUR & TRAVEL

Leads	January Actual	YTD Actual
2025	0	0
2024	10	10
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

January YTD Performance: 0
Annual: 64 (0% to Goal)

Lead Room Nights	January Actual	YTD Actual
2025	0	0
2024	746	746
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

January YTD Performance: 0
Annual: 5,164 (0% to Goal)

Booked Leads	January Actual	YTD Actual
2025	2	2
2024	6	6
2025/2024 % Change (Measurement towards goal)	-66.7%	-66.7%

January YTD Performance: 2
Annual: 25 (8% to Goal)

Booked Room Nights	January Actual	YTD Actual
2025	47	47
2024	331	331
2025/2024 % Change (Measurement towards goal)	-85.8%	-85.8%

January YTD Performance: 47
Annual: 1,850 (3% to Goal)

SPORTS

Leads	January Actual	YTD Actual
2025	0	0
2024	14	14
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

January YTD Performance: 0
Annual: 33 (0% to Goal)

Lead Room Nights	January Actual	YTD Actual
2025	0	0
2024	1,320	1,320
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

January YTD Performance: 0
Annual: 7,881 (0% to Goal)

Booked Leads	January Actual	YTD Actual
2025	0	0
2024	0	0
2025/2024 % Change (Measurement towards goal)	0.0%	0.0%

January YTD Performance: 0
Annual: 9 (0% to Goal)

Booked Room Nights	January Actual	YTD Actual
2025	0	0
2024	0	0
2025/2024 % Change (Measurement towards goal)	0.0%	0.0%

January YTD Performance: 0
Annual: 3,050 (0% to Goal)

HIGHLIGHTS

- There were 2 booked meetings leads in January.
- All sales KPIs will remain flat in 2025, as we transition our sales strategies and activities to better align with our changing market.

BOOKINGS

- All American Girl Pageant State Competition (Doubletree by Hilton Olympia)
- Non-Profit Association of Washington Nuts and Bolts Workshop (Lacey Community Center)

LOST BUSINESS

- Church Gospel Celebration (No response)
- Kenyans in Lacey Olympia Tumwater Launch Event and Jamhuri Event (Booked at Friendly Meeting Space)

CANCELLED BUSINESS

N/A



Saint Martin's University – Lacey

Definitions: Key Performance Indicators

Available Rooms/Rentals (room/rental supply) – The number of rooms/rentals multiplied by the number of days in a specific time period.

Average Daily Rate (ADR) – A measure of the average rate paid for rooms sold, calculated by dividing room revenue by rooms sold. Indicates average price that guests are willing to pay for their lodging, and overall value perception.

Booked Leads – A future event that is contracted by planner with a venue, hotel or service provider.

Booked Room Nights – Confirmed Hotel Room Nights from a sales booking at a Thurston County hotel.

Consumer E-Newsletter Subscribers – Individuals who signed up to receive Experience Olympia's monthly e-newsletter.

Earned Media Placements – Publicity or exposure gained from methods other than paid advertising.

Lead Room Nights – Estimated Hotel Room Nights for Thurston County hotels from a sales lead.

Leads – An inquiry for space (either sports or meetings) by a meeting planner or event organizer that the DMO has qualified to meet the planner's criteria and that requires at least 10 hotel guest rooms. Leads can also include conference services, such as catering or transportation.

Occupancy – Percentage of available rooms sold during a specified time period. Occupancy is calculated by dividing the number of rooms sold by rooms available. Indicates demand for lodging.

PR Circulation/Viewership – Interactions with Public Relations content for digital, print, and broadcast placements.

Revenue Per Available Room/Rental (RevPAR) – Total room/rental revenue divided by the total number of available rooms/rentals. Indicates ability to fill rooms/rentals at an average rate, and overall health of lodging.

Social Media Audiences – Individuals who follow/like Experience Olympia & Beyond related pages on Facebook, and Instagram.

Unique Web Visits – A person who has visited experienceolympia.com at least once and is counted only once in the reporting time period.

Visitor Guides Distributed – The number of visitor guides distributed either directly to consumers via the mail, digital downloads on experienceolympia.com and individual bulk requests.



Olympia Seafood Company –
Tumwater Craft District



Lost Peacock Creamery – Olympia

SCORE CARD

February 2025

February KPIs are tracking strongly YTD, and there's a strong sense of optimism as we gear up for an exciting 2025.



Yelm–Rainier–Tenino Trail

THURSTON COUNTY ACCOMMODATIONS

HOTELS/MOTELS¹

Available Rooms	February/YTD Actual
2025	2,698
2024	2,725
2025/2024 % Change	-1.0%

Occupancy (%)	February Actual	YTD Actual
2025	68.1%	63.7%
2024	69.6%	65.8%
2025/2024 % Change (Measurement towards goal)	-2.2%	-3.2%

February YTD Performance: 63.7%
Annual Goal: 68.2% (93% to Goal)

Average Daily Rate (\$)	February Actual	YTD Actual
2025	\$155.31	\$150.39
2024	\$147.29	\$142.81
2025/2024 % Change	5.4%	5.3%

Revenue per Available Room (\$)	February Actual	YTD Actual
2025	\$106.16	\$96.18
2024	\$103.26	\$94.29
2025/2024 % Change	2.8%	2.0%

¹ Inventory change due to the following openings: Spark by Hilton in October 2024 and Holiday Inn Express & Suites Tumwater in December 2024.

HIGHLIGHTS

February 2025 occupancy rate was down compared to monthly and year-to-date (YTD) occupancy levels in 2024, while Average Daily Rate (ADR) monthly and YTD figures were up from 2024.

SCORE CARD

February 2025

MARKETING

Unique Web Visits ²	February Actual	YTD Actual
2025	21,102	46,880
2024	22,923	42,367
2025/2024 % Change (Measurement towards goal)	-7.9%	10.7%

February YTD Performance: 46,880
Annual Goal: 413,507 (11% to Goal)

Consumer E-Newsletter Subscribers ³	February/ YTD Actual
2025	12,965
2024	13,795
2025/2024 % Change (Measurement towards goal)	-6.0%

February YTD Performance: 12,965
Annual Goal: 15,681 (83% to Goal)

Earned Media Placements	February Actual	YTD Actual
2025	7	17
2024	9	12
2025/2024 % Change (Measurement towards goal)	-22.2%	41.7%

February YTD Performance: 17
Annual Goal: 160 (11% to Goal)

Social Media Audience	February/YTD Actual
2025	31,863
2024	28,014
2025/2024 % Change (Measurement towards goal)	13.7%

February YTD Performance: 31,863
Annual Goal: 36,158 (88% to Goal)

Visitor Guides Distributed ⁴	February Actual	YTD Actual
2025	215	794
2024	62	102
2025/2024 % Change (Measurement towards goal)	246.8%	678.4%

February YTD Performance: 794
Annual Goal: 1,015 (78% to Goal)

PR Circulation/Viewership	February Actual	YTD Actual
2025	1,953,460	7,245,100
2024	495,151	2,796,884
2025/2024 % Change (Measurement towards goal)	294.5%	159.0%

February YTD Performance: 7,245,100
Annual Goal: 12,778,077 (57% to Goal)

² Due to Google's update on search algorithms, we have seen slight implications to website traffic. This update focused on the quality of search engine results (SERPs), and traffic decreases were seen across the majority of all websites.

³ As of July 2024, the Consumer E-Newsletter subscribers list was updated to remove bounced emails.

⁴ As of January 2025, Visitor Guides Distributed includes digital downloads from experienceolympia.com and individual bulk requests. Therefore, it is not directly comparable to 2024.

HIGHLIGHTS

- Unique web visits, social media audience, visitor guides distributed, earned media placements and PR circulation/viewership were up YTD compared to 2024.
- Consumer e-newsletter subscribers were down from 2024.

KEY ARTICLES PUBLISHED/INFLUENCER POSTS



South Sound Jan/Feb Print Issue
Romancing the South Sound - Yelm

Sam Dinsmore Has Always Loved Cooking

Being and photography by Emily Moline
Feb 15, 2025



Sam Dinsmore

The Reef in Olympia has entered a new phase: The classic diner-style versus reimagined laid-back under new owners Sam Dinsmore, Ryan Perkins, Noah Murry, and Jana Hook.

SouthSoundMag.com – February 17, 2025
[Sam Dinsmore Has Always Loved Cooking](#)



Mima Mounds

SCORE CARD

February 2025

SALES

MEETINGS/TOUR & TRAVEL

Leads	February Actual	YTD Actual
2025	0	0
2024	3	13
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

February YTD Performance: 0
Annual Goal: 64 (0% to Goal)

Lead Room Nights	February Actual	YTD Actual
2025	0	0
2024	540	1,286
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

February YTD Performance: 0
Annual Goal: 5,164 (0% to Goal)

Booked Leads	February Actual	YTD Actual
2025	0	2
2024	3	11
2025/2024 % Change (Measurement towards goal)	-100.0%	-81.8%

February YTD Performance: 2
Annual Goal: 25 (8% to Goal)

Booked Room Nights	February Actual	YTD Actual
2025	0	47
2024	76	532
2025/2024 % Change (Measurement towards goal)	-100.0%	-91.2%

February YTD Performance: 47
Annual Goal: 1,850 (3% to Goal)

SPORTS

Leads	February Actual	YTD Actual
2025	3	3
2024	10	20
2025/2024 % Change (Measurement towards goal)	-70.0%	-85.0%

February YTD Performance: 3
Annual Goal: 33 (9% to Goal)

Lead Room Nights	February Actual	YTD Actual
2025	2,090	2,090
2024	2,330	3,650
2025/2024 % Change (Measurement towards goal)	-10.3%	-42.7%

February YTD Performance: 2,090
Annual Goal: 7,881 (27% to Goal)

Booked Leads	February Actual	YTD Actual
2025	1	1
2024	1	1
2025/2024 % Change (Measurement towards goal)	0.0%	0.0%

February YTD Performance: 1
Annual Goal: 9 (11% to Goal)

Booked Room Nights	February Actual	YTD Actual
2025	1,900	1,900
2024	120	120
2025/2024 % Change (Measurement towards goal)	1,483.3%	1,483.3%

February YTD Performance: 1,900
Annual Goal: 3,050 (62% to Goal)

HIGHLIGHTS

- There were 3 sport event leads and 1 booked sports event in February 2025.

BOOKINGS

- USSSA Cascades National Championship 2025 (Lucky Eagle & Spark by Hilton)

LOST BUSINESS

- WA Department of Commerce Energy Resilience and Emergency Management Workshop (moved to an online conference due to spending freeze)

CANCELLED BUSINESS

- Conference Direct - Heating, A/C & Refrigeration Distributors International Conference



Tolmie State Park

Definitions: Key Performance Indicators

Available Rooms/Rentals (room/rental supply) – The number of rooms/rentals multiplied by the number of days in a specific time period.

Average Daily Rate (ADR) – A measure of the average rate paid for rooms sold, calculated by dividing room revenue by rooms sold. Indicates average price that guests are willing to pay for their lodging, and overall value perception.

Booked Leads – A future event that is contracted by planner with a venue, hotel or service provider.

Booked Room Nights – Confirmed Hotel Room Nights from a sales booking at a Thurston County hotel.

Consumer E-Newsletter Subscribers – Individuals who signed up to receive Experience Olympia's monthly e-newsletter.

Earned Media Placements – Publicity or exposure gained from methods other than paid advertising.

Lead Room Nights – Estimated Hotel Room Nights for Thurston County hotels from a sales lead.

Leads – An inquiry for space (either sports or meetings) by a meeting planner or event organizer that the DMO has qualified to meet the planner's criteria and that requires at least 10 hotel guest rooms. Leads can also include conference services, such as catering or transportation.

Occupancy – Percentage of available rooms sold during a specified time period. Occupancy is calculated by dividing the number of rooms sold by rooms available. Indicates demand for lodging.

PR Circulation/Viewership – Interactions with Public Relations content for digital, print, and broadcast placements.

Revenue Per Available Room/Rental (RevPAR) – Total room/rental revenue divided by the total number of available rooms/rentals. Indicates ability to fill rooms/rentals at an average rate, and overall health of lodging.

Social Media Audiences – Individuals who follow/like Experience Olympia & Beyond related pages on Facebook, and Instagram.

Unique Web Visits – A person who has visited experienceolympia.com at least once and is counted only once in the reporting time period.

Visitor Guides Distributed – The number of visitor guides distributed either directly to consumers via the mail, digital downloads on experienceolympia.com and individual bulk requests.



Chelsea Farms – Olympia



Huntamer Park – Lacey

SCORE CARD

March 2025

March travel performance indicators are trending well as we progress further into 2025.



Stone Carvers – Tenino

THURSTON COUNTY ACCOMMODATIONS

HOTELS/MOTELS¹

Available Rooms		March/YTD Actual
2025		2,698
2024		2,710
2025/2024 % Change		-0.4%

Occupancy (%)	March Actual	YTD Actual
2025	68.3%	65.2%
2024	71.1%	67.6%
2025/2024 % Change (Measurement towards goal)	-3.9%	-3.6%

March YTD Performance: 65.2%
Annual Goal: 68.2% (95.6% to Goal)

Average Daily Rate (\$)	March Actual	YTD Actual
2025	\$159.07	\$153.28
2024	\$154.73	\$146.79
2025/2024 % Change	2.8%	4.4%

Revenue per Available Room (\$)	March Actual	YTD Actual
2025	\$109.54	\$100.63
2024	\$110.66	\$99.75
2025/2024 % Change	-1.0%	0.9%

¹ Inventory change due to the following openings: Spark by Hilton in October 2024 and Holiday Inn Express & Suites Tumwater in December 2024.

HIGHLIGHTS

March 2025 occupancy rate was down compared to monthly and Year to Date (YTD) occupancy levels in 2024, while Average Daily Rate (ADR) monthly and YTD figures were up from 2024.

SCORE CARD

March 2025

MARKETING

Unique Web Visits ²	March Actual	YTD Actual
2025*	30,715	77,595
2024	27,943	70,310
2025/2024 % Change (Measurement towards goal)	9.9%	10.4%

March YTD Performance: 77,595
Annual Goal: 413,507 (19% to Goal)

Consumer E-Newsletter Subscribers ³	March/ YTD Actual
2025	13,010
2024	13,880
2025/2024 % Change (Measurement towards goal)	-6.3%

March YTD Performance: 13,010
Annual Goal: 15,681 (83% to Goal)

Earned Media Placements	March Actual	YTD Actual
2025	4	21
2024	14	26
2025/2024 % Change (Measurement towards goal)	-71.4%	-19.2%

March YTD Performance: 21
Annual Goal: 160 (13% to Goal)

Social Media Audience	March/YTD Actual
2025	32,181
2024	28,314
2025/2024 % Change (Measurement towards goal)	13.7%

March YTD Performance: 32,181
Annual Goal: 36,158 (89% to Goal)

Visitor Guides Distributed ⁴	March Actual	YTD Actual
2025	305	1,099
2024	44	146
2025/2024 % Change (Measurement towards goal)	593.2%	652.7%

March YTD Performance: 1,099
Annual Goal: 1,015 (108% to Goal)

PR Circulation/Viewership	March Actual	YTD Actual
2025	5,942,745	13,187,845
2024	520,370,346	523,167,230
2025/2024 % Change (Measurement towards goal)	-98.9%	-97.5%

March YTD Performance: 13,187,845
Annual Goal: 12,778,077 (103% to Goal)

² Due to Google's update on search algorithms, we have seen slight implications to website traffic. This update focused on the quality of search engine results (SERPs), and traffic decreases were seen across the majority of all websites.

³ As of July 2024, the Consumer E-Newsletter subscribers list was updated to remove bounced emails.

⁴ As of January 2025, Visitor Guides Distributed includes digital downloads from experienceolympia.com and individual bulk requests. Therefore, it is not directly comparable to 2024.

HIGHLIGHTS

- Unique web visits, social media audience and visitor guides distributed were up YTD compared to 2024.
- Consumer e-newsletter subscribers, earned media placements and PR circulation/viewership were down from 2024.

KEY ARTICLES PUBLISHED/INFLUENCER POSTS



Seattle Times – March 12, 2025
[Five Bloomin' Beautiful Road Trips for Spring](#)



SouthSoundMag.com – March 18, 2025
[Discover the Scene at the Cove Bar and Grill](#)



South Sound Speedway – Grand Opening

SCORE CARD

March 2025

SALES

MEETINGS/TOUR & TRAVEL

Leads	March Actual	YTD Actual
2025	1	1
2024	2	15
2025/2024 % Change (Measurement towards goal)	-50.0%	-93.3%

March YTD Performance: 1
Annual Goal: 64 (2% to Goal)

Lead Room Nights	March Actual	YTD Actual
2025	0	0
2024	333	1,619
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

March YTD Performance: 0
Annual Goal: 5,164 (0% to Goal)

Booked Leads	March Actual	YTD Actual
2025	1	3
2024	3	14
2025/2024 % Change (Measurement towards goal)	-66.7%	-78.6%

March YTD Performance: 3
Annual Goal: 25 (12% to Goal)

Booked Room Nights	March Actual	YTD Actual
2025	0	47
2024	180	712
2025/2024 % Change (Measurement towards goal)	-100.0%	-93.4%

March YTD Performance: 47
Annual Goal: 1,850 (3% to Goal)

SPORTS

Leads	March Actual	YTD Actual
2025	2	5
2024	0	20
2025/2024 % Change (Measurement towards goal)	100.0%	-75.0%

March YTD Performance: 5
Annual Goal: 33 (15% to Goal)

Lead Room Nights	March Actual	YTD Actual
2025	1,390	3,480
2024	0	3,650
2025/2024 % Change (Measurement towards goal)	100.0%	-4.7%

March YTD Performance: 3,480
Annual Goal: 7,881 (44% to Goal)

Booked Leads	March Actual	YTD Actual
2025	4	5
2024	0	1
2025/2024 % Change (Measurement towards goal)	100.0%	400.0%

March YTD Performance: 5
Annual Goal: 9 (56% to Goal)

Booked Room Nights	March Actual	YTD Actual
2025	620	2,520
2024	0	120
2025/2024 % Change (Measurement towards goal)	100.0%	2000.0%

March YTD Performance: 2,520
Annual Goal: 3,050 (83% to Goal)

HIGHLIGHTS

- There was 1 booked meeting and 4 booked sports events in March 2025.

BOOKINGS

- Centered 2025 Governor's Prayer Breakfast (Indian Summer Golf & Country Club)
- Great Northwest Athletic Conference (GNAC) Basketball Championships Team/Athlete & Family Rooms (Best Western Plus Lacey, Hampton Inn & Suites Lacey, Holiday Inn Express Lacey, Red Lion Inn & Suites Olympia Governor Hotel, Spark by Hilton and Courtyard Olympia)

- Pacific Rim Collegiate Cyber Defense Competition Room Block (Best Western Plus Lacey, Hampton Inn & Suites Lacey, Holiday Inn Express Lacey, Red Lion Inn & Suites Olympia Governor Hotel and Super 8 by Wyndham Lacey)
- United States Specialty Sports Association (USSSA) Umpire Room Block (Spark by Hilton)

LOST BUSINESS

- MultiCare Connected Care Population Health Strategy Retreat (Decided to move the meeting to an internal space)



Yelm-Rainier-Tenino Trail - Rainier

Definitions: Key Performance Indicators

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Booked Leads – A future event that is contracted by planner with a venue, hotel or service provider.

Booked Room Nights – Confirmed Hotel Room Nights from a sales booking at a Thurston County hotel.

Consumer E-Newsletter Subscribers – Individuals who signed up to receive Experience Olympia's monthly e-newsletter.

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Leads – An inquiry for space (either sports or meetings) by a meeting planner or event organizer that the DMO has qualified to meet the planner's criteria and that requires at least 10 hotel guest rooms. Leads can also include conference services, such as catering or transportation.

Occupancy – Percentage of available rooms sold during a specified time period. Occupancy is calculated by dividing the number of rooms sold by rooms available. Indicates demand for lodging.

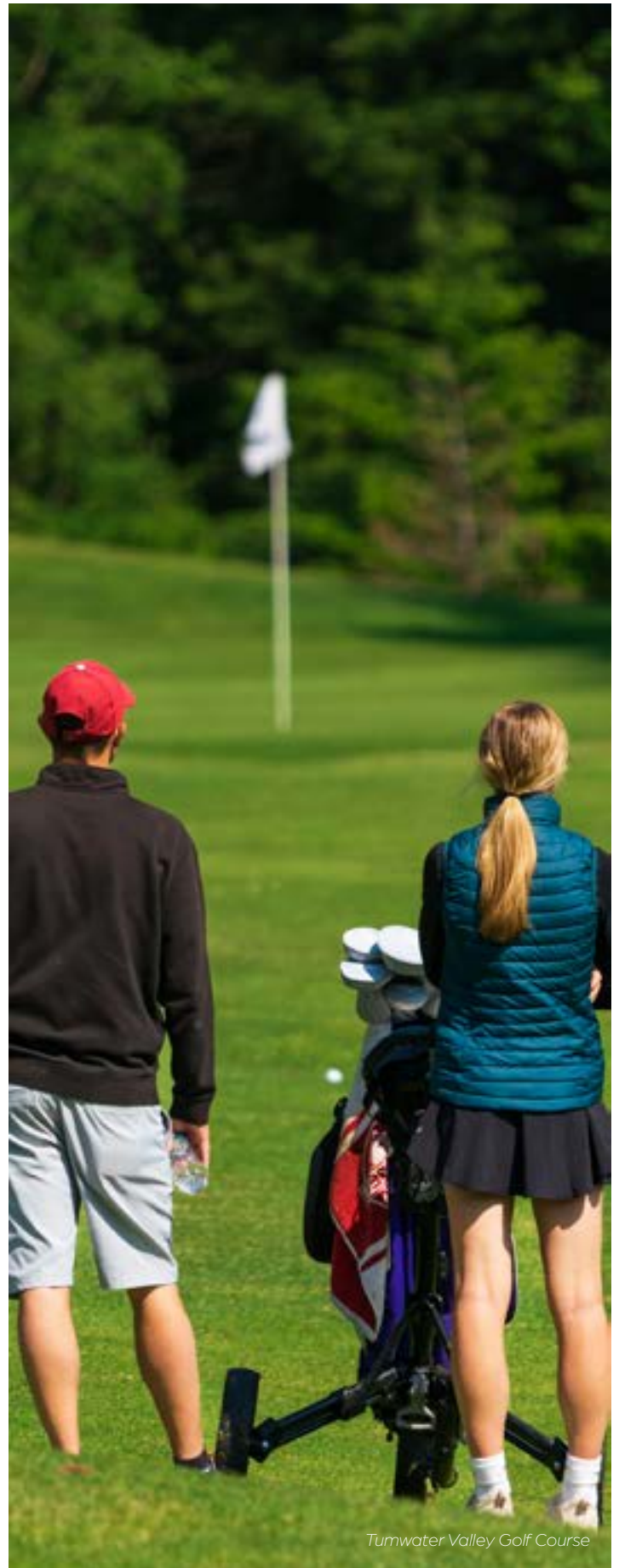
PR Circulation/Viewership – Interactions with Public Relations content for digital, print, and broadcast placements.

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Tumwater Valley Golf Course



Cochrane Memorial Park - Yelm

SCORE CARD

April 2025

April's travel industry key performance metrics were largely positive, though some mixed results are beginning to be seen as we head into the summer season.



Miss Moffett's Cupcakes - Lacey

THURSTON COUNTY ACCOMMODATIONS

HOTELS/MOTELS¹

Available Rooms	April/YTD Actual
2025	2,698
2024	2,657
2025/2024 % Change	1.5%

Occupancy (%)	April Actual	YTD Actual
2025	67.6%	65.8%
2024	72.2%	68.7%
2025/2024 % Change (Measurement towards goal)	-6.4%	-4.2%

April YTD Performance: 65.8%
Annual Goal: 68.2% (96% to Goal)

Average Daily Rate (\$)	April Actual	YTD Actual
2025	\$160.12	\$154.99
2024	\$157.07	\$149.36
2025/2024 % Change	1.9%	3.8%

Revenue per Available Room (\$)	April Actual	YTD Actual
2025	\$109.39	\$102.82
2024	\$114.48	\$103.43
2025/2024 % Change	-4.4%	-0.6%

¹ Inventory change due to the following openings: Spark by Hilton in October 2024 and Holiday Inn Express & Suites Tumwater in December 2024.

HIGHLIGHTS

April 2025 occupancy rate was down compared to monthly and Year to Date (YTD) occupancy levels in 2024, while Average Daily Rate (ADR) monthly and YTD figures were up from 2024.

SCORE CARD

April 2025

MARKETING

Unique Web Visits ²	April Actual	YTD Actual
2025	31,801	109,396
2024	30,840	101,150
2025/2024 % Change (Measurement towards goal)	3.1%	8.2%

April YTD Performance: 109,396
Annual Goal: 413,507 (26% to Goal)

Consumer E-Newsletter Subscribers ³	April/ YTD Actual
2025	13,120
2024	13,983
2025/2024 % Change (Measurement towards goal)	-6.2%

April YTD Performance: 13,120
Annual Goal: 15,681 (84% to Goal)

Earned Media Placements	April Actual	YTD Actual
2025	2	23
2024	26	52
2025/2024 % Change (Measurement towards goal)	-92.3%	-55.8%

April YTD Performance: 23
Annual Goal: 160 (14% to Goal)

Social Media Audience	April/YTD Actual
2025	32,522
2024	28,694
2025/2024 % Change (Measurement towards goal)	13.3%

April YTD Performance: 32,522
Annual Goal: 36,158 (90% to Goal)

Visitor Guides Distributed ⁴	April Actual	YTD Actual
2025	445	1,544
2024	65	211
2025/2024 % Change (Measurement towards goal)	584.6%	631.8%

April YTD Performance: 1,544
Annual Goal: 1,015 (152% to Goal)

PR Circulation/Viewership	April Actual	YTD Actual
2025	309,978	13,497,823
2024	866,711,121	1,389,878,351
2025/2024 % Change (Measurement towards goal)	-100.0%	-99.0%

April YTD Performance: 13,497,823
Annual Goal: 12,778,077 (106% to Goal)

² Due to Google's update on search algorithms, we have seen slight implications to website traffic. This update focused on the quality of search engine results (SERPs), and traffic decreases were seen across the majority of all websites.

³ As of July 2024, the Consumer E-Newsletter subscribers list was updated to remove bounced emails.

⁴ As of January 2025, Visitor Guides Distributed includes digital downloads from experienceolympia.com and individual bulk requests. Therefore, it is not directly comparable to 2024.

KEY ARTICLES PUBLISHED/INFLUENCER POSTS

area, kitchen nook, bathroom, and bedroom, plus a wet room with an oversized shower, in-floor radiant heat, and double doors that opened to a private patio with seating.

The island takes food and drink seriously. We visited two on-island cideries, Dragon's Head Cider and Nashi Orchards. Both have beautiful properties, with Dragon's Head orchard frequented by locals for picnics, and Nashi Orchards being situated on a home property designed after a "17th century Katara Japanese country estate." Both craft award-winning ciders and perries, well worth a trip to their tasting rooms to sample, both also sold regionally in Washington, Oregon, and online.

OLYMPIA



Between Seattle and Portland, our state capital is the "just right" city for many folks: big and urban enough to provide a unique, artsy downtown with an excellent cafe culture, small enough that it can still feel a little sleepy, and surrounded by nature for outdoor enthusiasts.

Start a day exploring downtown with a coffee at Ember Goods, a local coffee and retail shop co-founded by four friends who love the outdoors. If you love camping, cozy adventures, and family vibes, visiting this cafe will delight and inspire you. Ember Goods roasts its own organic and fair trade beans in a cabin in the woods outside of town, so it's always small-batch and fresh. When we visited, we ducked in from the fall rain,

Bellingham Alive! (print) - April 20

Bellingham Alive! Magazine
April 2025

INGTON

OLYMPIA

The Olympia region is a recreation paradise: state-of-the-art facilities feature manicured fields, a selection of multi-purpose courts, lush parks, trails, and golf courses. The region is centrally located between Seattle and Portland, Oregon, making it a perfect spot with reasonable driving distances state-wide and from SeaTac Airport.

Hotel rooms: 2,500
Hotel tax rate: 11.8 percent plus \$2 per room, per night tourism fee
Major facilities:

- The Regional Athletic Complex includes five baseball fields and six soccer fields
- Saint Martin's University and Evergreen State College offer seven full-size indoor courts between them

Contact: Contact: Experience Olympia & Beyond, ExperienceOlympia.com.

www.SportsEventsMediaGroup.com

Sports Events Magazine
April 2025

HIGHLIGHTS

- Unique web visits, social media audience and visitor guides distributed were up YTD compared to 2024.
- Consumer e-newsletter subscribers, earned media placements and PR circulation/viewership were down from 2024.



Don Juan's Mexican Kitchen - Terino

SCORE CARD

April 2025

SALES

MEETINGS/TOUR & TRAVEL

Leads	April Actual	YTD Actual
2025	0	1
2024	3	18
2025/2024 % Change (Measurement towards goal)	-100.0%	-94.4%

April YTD Performance: 1
Annual Goal: 64 (2% to Goal)

Lead Room Nights	April Actual	YTD Actual
2025	0	0
2024	30	1,649
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

April YTD Performance: 0
Annual Goal: 5,164 (0% to Goal)

Booked Leads	April Actual	YTD Actual
2025	0	3
2024	2	16
2025/2024 % Change (Measurement towards goal)	-100.0%	-81.3%

April YTD Performance: 3
Annual Goal: 25 (12% to Goal)

Booked Room Nights	April Actual	YTD Actual
2025	0	47
2024	100	812
2025/2024 % Change (Measurement towards goal)	-100.0%	-94.2%

April YTD Performance: 47
Annual Goal: 1,850 (3% to Goal)

SPORTS

Leads	April Actual	YTD Actual
2025	0	5
2024	0	20
2025/2024 % Change (Measurement towards goal)	0.0%	-75.0%

April YTD Performance: 5
Annual Goal: 33 (15% to Goal)

Lead Room Nights	April Actual	YTD Actual
2025	0	3,480
2024	0	3,650
2025/2024 % Change (Measurement towards goal)	0.0%	-4.7%

April YTD Performance: 3,480
Annual Goal: 7,881 (44% to Goal)

Booked Leads	April Actual	YTD Actual
2025	1	6
2024	0	1
2025/2024 % Change (Measurement towards goal)	100.0%	500.0%

April YTD Performance: 6
Annual Goal: 9 (67% to Goal)

Booked Room Nights	April Actual	YTD Actual
2025	220	2,740
2024	0	120
2025/2024 % Change (Measurement towards goal)	100.0%	2,183.3%

April YTD Performance: 2,740
Annual Goal: 3,050 (90% to Goal)

HIGHLIGHTS

- There was 1 booked sports event in April 2025.

BOOKINGS

- Washington Interscholastic Activities Association (WIAA) State Fastpitch Championships (Best Western Plus Lacey, La Quinta Inn & Suites Tumwater and Red Lion Inn & Suites Olympia, Governor Hotel)

LOST BUSINESS

- Washington Interscholastic Activities Association (WIAA) State Soccer Championships Spring 2025 (Selected Federal Way and Puyallup)



Zoe Juice Bar - East Olympia

Definitions: Key Performance Indicators

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Colvin Ranch Day – Tenino

SCORE CARD

May 2025

May’s travel industry key performance indicators saw mixed results over last year.



Lacey Spring Fun Fair

THURSTON COUNTY ACCOMMODATIONS

HOTELS/MOTELS¹

Available Rooms	May/YTD Actual
2025	2,698
2024	2,639
2025/2024 % Change	2.2%

Occupancy (%)	May Actual	YTD Actual
2025	63.0%	65.3%
2024	73.1%	69.6%
2025/2024 % Change (Measurement towards goal)	-13.8%	-6.2%

May YTD Performance: 65.3%
Annual Goal: 68.2% (96% to Goal)

Average Daily Rate (\$)	May Actual	YTD Actual
2025	\$132.37	\$150.47
2024	\$145.11	\$148.51
2025/2024 % Change	-8.8%	1.3%

Revenue per Available Room (\$)	May Actual	YTD Actual
2025	\$84.84	\$99.22
2024	\$107.12	\$104.17
2025/2024 % Change	-20.8%	-4.8%

¹ Inventory change due to the following openings: Spark by Hilton in October 2024 and Holiday Inn Express & Suites Tumwater in December 2024.

HIGHLIGHTS

May 2025 occupancy rate was down compared to monthly and Year to Date (YTD) occupancy levels in 2024. Average Daily Rate (ADR) declined during the month of May compared to 2024 but is still up over 2024 YTD figures. These trends are in line with what is being seen nationally.

SCORE CARD

May 2025

MARKETING

Unique Web Visits ²	May Actual	YTD Actual
--------------------------------	------------	------------

2025	37,957	147,353
2024	34,080	135,230
2025/2024 % Change (Measurement towards goal)	11.4%	9.0%

May YTD Performance: 147,535
Annual Goal: 413,507 (36% to Goal)

Consumer E-Newsletter Subscribers ³	May/ YTD Actual
---	--------------------

2025	13,195
2024	14,122
2025/2024 % Change (Measurement towards goal)	-6.6%

May YTD Performance: 13,195
Annual Goal: 15,681 (84% to Goal)

Earned Media Placements	May Actual	YTD Actual
-------------------------	------------	------------

2025	9	32
2024	20	72
2025/2024 % Change (Measurement towards goal)	-55.0%	-55.6%

May YTD Performance: 32
Annual Goal: 160 (20% to Goal)

Social Media Audience	May/YTD Actual
-----------------------	----------------

2025	32,868
2024	28,988
2025/2024 % Change (Measurement towards goal)	13.4%

May YTD Performance: 32,868
Annual Goal: 36,158 (91% to Goal)

Visitor Guides Distributed ⁴	May Actual	YTD Actual
---	------------	------------

2025	307	1,851
2024	219	430
2025/2024 % Change (Measurement towards goal)	40.2%	330.5%

May YTD Performance: 1,851
Annual Goal: 1,015 (182% to Goal)

PR Circulation/Viewership	May Actual	YTD Actual
---------------------------	------------	------------

2025	325,219	13,823,042
2024	100,393,498	1,490,271,849
2025/2024 % Change (Measurement towards goal)	-99.7%	-99.1%

May YTD Performance: 13,823,042
Annual Goal: 12,778,077 (108% to Goal)

² Due to Google's update on search algorithms, we have seen slight implications to website traffic. This update focused on the quality of search engine results (SERPs), and traffic decreases were seen across the majority of all websites.

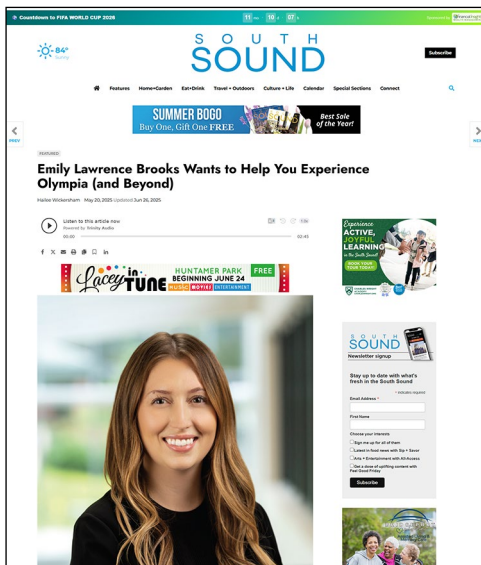
³ As of July 2024, the Consumer E-Newsletter subscribers list was updated to remove bounced emails.

⁴ As of January 2025, Visitor Guides Distributed includes digital downloads from experienceolympia.com and individual bulk requests. Therefore, it is not directly comparable to 2024.

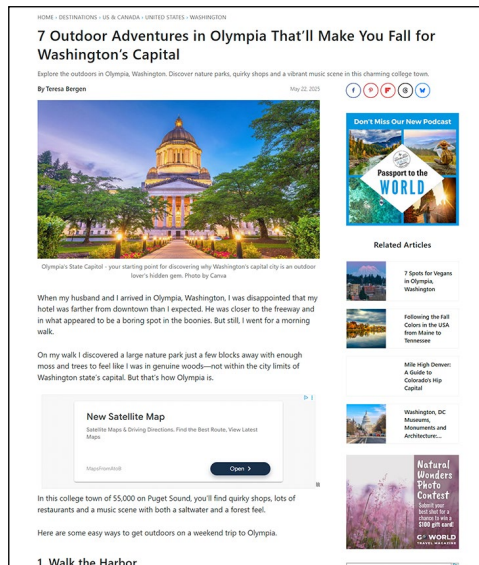
KEY ARTICLES PUBLISHED/INFLUENCER POSTS

HIGHLIGHTS

- Unique web visits, social media audience and visitor guides distributed were up YTD compared to 2024.
- Consumer e-newsletter subscribers, earned media placements and PR circulation/viewership were down from 2024.



Emily Lawrence Brooks Wants to Help You Experience Olympia (and Beyond) South Sound Magazine
May 20, 2025



7 Outdoor Adventures in Olympia That'll Make You Fall for Washington's Capital - Go World Travel Magazine
May 22, 2025



Summer Events in Thurston County - Thurston Talk
May 23, 2025

SCORE CARD

May 2025

SALES

MEETINGS/TOUR & TRAVEL

Leads	May Actual	YTD Actual
2025	1	2
2024	1	19
2025/2024 % Change (Measurement towards goal)	0.0%	-89.5%

May YTD Performance: 2
Annual Goal: 64 (3% to Goal)

Lead Room Nights	May Actual	YTD Actual
2025	0	0
2024	80	1,729
2025/2024 % Change (Measurement towards goal)	-100.0%	-100.0%

May YTD Performance: 0
Annual Goal: 5,164 (0% to Goal)

Booked Leads	May Actual	YTD Actual
2025	1	4
2024	2	18
2025/2024 % Change (Measurement towards goal)	-50.0%	-77.8%

May YTD Performance: 4
Annual Goal: 25 (16% to Goal)

Booked Room Nights	May Actual	YTD Actual
2025	30	77
2024	35	847
2025/2024 % Change (Measurement towards goal)	-14.3%	-90.9%

May YTD Performance: 77
Annual Goal: 1,850 (4% to Goal)

SPORTS

Leads	May Actual	YTD Actual
2025	0	5
2024	0	20
2025/2024 % Change (Measurement towards goal)	0.0%	-75.0%

May YTD Performance: 5
Annual Goal: 33 (15% to Goal)

Lead Room Nights	May Actual	YTD Actual
2025	0	3,480
2024	0	3,650
2025/2024 % Change (Measurement towards goal)	0.0%	-4.7%

May YTD Performance: 3,480
Annual Goal: 7,881 (44% to Goal)

Booked Leads	May Actual	YTD Actual
2025	0	6
2024	4	5
2025/2024 % Change (Measurement towards goal)	-100.0%	20.0%

May YTD Performance: 6
Annual Goal: 9 (67% to Goal)

Booked Room Nights	May Actual	YTD Actual
2025	0	2,740
2024	1,100	1,220
2025/2024 % Change (Measurement towards goal)	-100.0%	124.6%

May YTD Performance: 2,740
Annual Goal: 3,050 (90% to Goal)

HIGHLIGHTS

- There was 1 booked meeting event in May 2025.

BOOKINGS

- EventPrep WAPac District Meeting (DoubleTree by Hilton)

LOST BUSINESS

- No lost bookings in May 2025.



Definitions: Key Performance Indicators

Available Rooms/Rentals (room/rental supply) – The number of rooms/rentals multiplied by the number of days in a specific time period.

Average Daily Rate (ADR) – A measure of the average rate paid for rooms sold, calculated by dividing room revenue by rooms sold. Indicates average price that guests are willing to pay for their lodging, and overall value perception.

Booked Leads – A future event that is contracted by planner with a venue, hotel or service provider.

Booked Room Nights – Confirmed Hotel Room Nights from a sales booking at a Thurston County hotel.

Consumer E-Newsletter Subscribers – Individuals who signed up to receive Experience Olympia's monthly e-newsletter.

Earned Media Placements – Publicity or exposure gained from methods other than paid advertising.

Lead Room Nights – Estimated Hotel Room Nights for Thurston County hotels from a sales lead.

Leads – An inquiry for space (either sports or meetings) by a meeting planner or event organizer that the DMO has qualified to meet the planner's criteria and that requires at least 10 hotel guest rooms. Leads can also include conference services, such as catering or transportation.

Occupancy – Percentage of available rooms sold during a specified time period. Occupancy is calculated by dividing the number of rooms sold by rooms available. Indicates demand for lodging.

PR Circulation/Viewership – Interactions with Public Relations content for digital, print, and broadcast placements.

Revenue Per Available Room/Rental (RevPAR) – Total room/rental revenue divided by the total number of available rooms/rentals. Indicates ability to fill rooms/rentals at an average rate, and overall health of lodging.

Social Media Audiences – Individuals who follow/like Experience Olympia & Beyond related pages on Facebook, and Instagram.

Unique Web Visits – A person who has visited experienceolympia.com at least once and is counted only once in the reporting time period.

Visitor Guides Distributed – The number of visitor guides distributed either directly to consumers via the mail, digital downloads on experienceolympia.com and individual bulk requests.

Prairie Appreciation Day
Scatter Creek Wildlife Recreation Area





Yelm Prairie Days - Concert in the Park

SCORE CARD

June 2025

June YTD travel industry key performance indicators continued to see mixed results over last year.



Stone City Arts Festival - Tenino

THURSTON COUNTY ACCOMMODATIONS

HOTELS/MOTELS¹

Available Rooms	June/YTD Actual
2025	2,698
2024	2,639
2025/2024 % Change	2.2%

Occupancy (%)	June Actual	YTD Actual
2025	75.0%	66.9%
2024	78.3%	71.1%
2025/2024 % Change (Measurement towards goal)	-4.2%	-5.9%

June YTD Performance: 66.9%
Annual Goal: 68.2% (98% to Goal)

Average Daily Rate (\$)	June Actual	YTD Actual
2025	\$154.47	\$151.14
2024	\$154.66	\$149.53
2025/2024 % Change	-0.1%	1.1%

Revenue per Available Room (\$)	June Actual	YTD Actual
2025	\$117.41	\$102.25
2024	\$122.34	\$107.20
2025/2024 % Change	-4.0%	-4.6%

¹ Inventory change due to the following openings: Spark by Hilton in October 2024 and Holiday Inn Express & Suites Tumwater in December 2024.

HIGHLIGHTS

June 2025 occupancy rate was down compared to monthly and Year to Date (YTD) occupancy levels in 2024. Average Daily Rate (ADR) was flat during the month of June compared to 2024 monthly and YTD figures. These trends are also being seen nationally.

MARKETING

Unique Web Visits ²	June Actual	YTD Actual
2025	47,087	194,440

2024	44,210	179,440
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2025/2024 % Change (Measurement towards goal)	6.5%	8.4%
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June YTD Performance: 194,440
Annual Goal: 413,507 (47% to Goal)

Consumer E-Newsletter Subscribers ³	June/ YTD Actual
2025	13,281

2024	14,340
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2025/2024 % Change (Measurement towards goal)	-7.4%
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June YTD Performance: 13,281
Annual Goal: 15,681 (85% to Goal)

Earned Media Placements	June Actual	YTD Actual
2025	12	44

2024	26	98
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2025/2024 % Change (Measurement towards goal)	-53.8%	-55.1%
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June YTD Performance: 44
Annual Goal: 160 (27% to Goal)

Social Media Audience	June/YTD Actual
2025	33,281

2024	29,364
------	--------

2025/2024 % Change (Measurement towards goal)	13.3%
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June YTD Performance: 33,281
Annual Goal: 36,158 (92% to Goal)

Visitor Guides Distributed ⁴	June Actual	YTD Actual
2025	814	2,665

2024	232	662
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2025/2024 % Change (Measurement towards goal)	250.9%	302.6%
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June YTD Performance: 2,665
Annual Goal: 1,015 (263% to Goal)

PR Circulation/Viewership	June Actual	YTD Actual
2025	4,501,632	18,324,674

2024	6,497,326	1,496,769,175
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2025/2024 % Change (Measurement towards goal)	-30.7%	-98.8%
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June YTD Performance: 18,324,674
Annual Goal: 12,778,077 (143% to Goal)

² Due to Google's update on search algorithms, we have seen slight implications to website traffic. This update focused on the quality of search engine results (SERPs), and traffic decreases were seen across the majority of all websites.

³ As of July 2024, the Consumer E-Newsletter subscribers list was updated to remove bounced emails.

⁴ As of January 2025, Visitor Guides Distributed includes digital downloads from experienceolympia.com and individual bulk requests. Therefore, it is not directly comparable to 2024.

KEY ARTICLES PUBLISHED/INFLUENCER POSTS

DESTINATIONS > UNITED STATES > WASHINGTON

The Charming Washington City Nicknamed 'The Pride Of The Prairie' Is A Gorgeous Gateway To Mt. Rainier

By Eric James Beyer ~ June 8, 2025 10:15 am EST



Yelm, Washington, is often referred to as "the pride of the prairie," a nod to "Shelm," the old Nisqually word for the shimmering heat that dances above the land on hot summer days. And pride is the right word: this small city of just over 11,000 residents in Thurston County isn't trying to impress you. Yelm has a grounded, worn-in jacket feel that appeals to those who are uninterested in turning nature into a fashion statement. The town is a gateway to Mount Rainier, sure, but plenty of places in Washington are. What makes Yelm the ideal base for exploring the region is that, much like the once-booming mining town of Carbonado, it delivers the atmosphere without also serving up the crowds and the cost.

The Charming Washington City Nicknamed 'The Pride Of The Prairie' Is A Gorgeous Gateway To Mt. Rainier - Islands.com
June 8, 2025



LoveOly SummerFest
Olympia's LoveOly SummerFest features food, music, family friendly activities and a beer garden will be held June 20 through 22. The arts and culture focused event is free and spans several blocks downtown.
www.loveoly.com/olympia-event-loveoly-summerfest



Art in the Park Festival
Richland's Howard Aron Park is the venue for the annual Art in the Park Festival held July 25 and 26, where 300 artists from all over the country will travel to showcase, demonstrate, educate and sell their work.



Rose Revolution Weekend
The second annual Rose Revolution Weekend will be held June 27 through 29 throughout the Yakima Valley, where winners will be showcasing their best roses. This pink revolution is a great kickoff to summer, and participants can enjoy pink-themed festivities, craft cocktails, perfectly pink pairings and rose discounts.
www.visityakima.com/online-event-rose-revolution

LoveOly SummerFest - 1889 Magazine
June/July 2025

HIGHLIGHTS

- Unique web visits, social media audience, and visitor guides distributed were up YTD compared to 2024.
- Consumer e-newsletter subscribers, earned media placements, and PR circulation/viewership were down from 2024.



SCORE CARD

June 2025

SALES

MEETINGS/TOUR & TRAVEL

Leads	June Actual	YTD Actual
2025	0	2
2024	2	21
2025/2024 % Change (Measurement towards goal)	-100%	-90.5%

June YTD Performance: 2
Annual Goal: 64 (3% to Goal)

Lead Room Nights	June Actual	YTD Actual
2025	0	0
2024	0	1,729
2025/2024 % Change (Measurement towards goal)	0.0%	-100.0%

June YTD Performance: 0
Annual Goal: 5,164 (0% to Goal)

Booked Leads	June Actual	YTD Actual
2025	0	4
2024	0	18
2025/2024 % Change (Measurement towards goal)	0.0%	-77.8%

June YTD Performance: 4
Annual Goal: 25 (16% to Goal)

Booked Room Nights	June Actual	YTD Actual
2025	0	77
2024	0	847
2025/2024 % Change (Measurement towards goal)	0.0%	-90.9%

June YTD Performance: 77
Annual Goal: 1,850 (4% to Goal)

SPORTS

Leads	June Actual	YTD Actual
2025	0	5
2024	0	20
2025/2024 % Change (Measurement towards goal)	0.0%	-75.0%

June YTD Performance: 5
Annual Goal: 33 (15% to Goal)

Lead Room Nights	June Actual	YTD Actual
2025	0	3,480
2024	0	3,650
2025/2024 % Change (Measurement towards goal)	0.0%	-4.7%

June YTD Performance: 3,480
Annual Goal: 7,881 (44% to Goal)

Booked Leads	June Actual	YTD Actual
2025	0	6
2024	0	5
2025/2024 % Change (Measurement towards goal)	0.0%	20.0%

June YTD Performance: 6
Annual Goal: 9 (67% to Goal)

Booked Room Nights	June Actual	YTD Actual
2025	0	2,740
2024	0	1,220
2025/2024 % Change (Measurement towards goal)	0.0%	124.6%

June YTD Performance: 2,740
Annual Goal: 3,050 (90% to Goal)

HIGHLIGHTS

No lead bookings or lost bookings activity in June 2025.



Rochester Swede Day Mid-Sommer Festival

Definitions: Key Performance Indicators

Available Rooms/Rentals (room/rental supply) –

The number of rooms/rentals multiplied by the number of days in a specific time period.

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Unique Web Visits – A person who has visited experienceolympia.com at least once and is counted only once in the reporting time period.

Visitor Guides Distributed – The number of visitor guides distributed either directly to consumers via the mail, digital downloads on experienceolympia.com and individual bulk requests.



Olympia Seafood Company
Tumwater Craft District



CITY OF LACEY
Lodging Tax Advisory Committee
Sadie Siglin
420 College St. SE
Lacey, WA 98503
(360) 456-7788
lodgingtax@cityoflacey.org

EXHIBIT B LODGING TAX REPORT

Funding Year:

Organization Name:

Activity Name:

Activity Start Date:

Activity End Date:

Contact Name & Title:

Phone:

Email Address:

Activity Type:

- ☐ **Single Occurrence Event/Festival:** A planned public or social occasion. Occurs one time during the year. *Report is due within 30 days following the event.*
- ☐ **Multiple Occurrence Event/Festival:** A planned public or social occasion. Occurs over a span of time or in multiple instances throughout the year. *Report is due within 30 days of services being complete.*
- ☐ **Tourism-Related Facility:** Owned by a public entity or operated by a nonprofit organization used to support tourism, performing arts, or to accommodate tourist activities. *Report is due within 30 days of services being complete.*
- ☐ **Tourism Promotion Activities:** Activities, operations, and expenditures designed to increase tourism, including but not limited to advertising publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding the marketing of or the operation of special events and festivals designed to attract tourists. *Report is due within 30 days of services being complete.*

Activity Funding:

Total lodging tax funds requested from the City of Lacey: \$ _____

Total lodging tax funds awarded by City of Lacey: \$ _____

Total cost of event, facility budget, or marketing budget: \$ _____

Activity Attendance:

All fields must be completed, if none or unknown put 0. See page 3 for Definitions and Methodology.

	Predicted	Actual	Methodology
Overall attendance			
Attendees who travelled 50 miles or more to attend			
Attendees who travelled from out of state or out of country			
Attendees who stayed overnight in paid lodging			
Attendees who stayed overnight and did not pay for lodging			
Total paid lodging nights			

Certification

I hereby state on behalf of the above referenced Organization/Agency that the information provided in this report is accurate and correct.

Signature:

Date:

DEFINITIONS

Report Funding Year: The year for which you received lodging tax funding and are filing a report.

Total Cost: This figure should include lodging tax revenue and the amount of other funding sources used to pay for the activity.

Actual: The actual count of persons

Methodology:

Direct Count - Actual count of visitors using methods such as paid admissions or registrations, clicker counts at entry points, vehicle counts or number of chairs filled. A direct count may also include information collected directly from businesses, such as hotels, restaurants or tour guides, likely to be affected by an event.

Indirect Count - Estimate based on information related to the number of visitors such as raffle tickets sold, redeemed discount certificates, brochures handed out, police requirements for crowd control or visual estimates.

Representative Survey - Information collected directly from individual visitors / participants. A representative survey is a highly structured data collection tool, based on a defined random sample of participants, and the results can be reliably projected to the entire population attending an event and includes margin of error and confidence level.

Informal Survey - Information collected directly from individual visitors or participants in a nonrandom manner that is not representative of all visitors or participants. Informal survey results cannot be projected to the entire visitor population and provide a limited indicator of attendance because not all participants had an equal chance of being included in the survey.

Structured Estimate - Estimate produced by computing known information related to the event or location. For example, one jurisdiction estimated attendance by dividing the square footage of the event area by the international building code allowance for persons (3 square feet).

Paid accommodations: Stays with paid overnight accommodations.

Unpaid accommodations: Stays without paying for overnight lodging.

Lodging Night: A lodging night is one or more persons occupying a room for a single night. Example: One (1) lodging night = one or more persons occupying one (1) room for one (1) night).