

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, February 3, 2015 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College St. SE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the January 20, 2015, Planning Commission Meeting Minutes

*Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Public Comments: 7:01 p.m.

Commission Members Reports: 7:03 p.m.

Director's Report: 7:05 p.m.

New Business: 7:07 p.m.

Countywide Planning Policy Update: Rick Walk, AICP, Community Development Director. The Planning Commission will be briefed on recent updates to the Countywide Planning Policies.

Utilities Element: Christy Osborn, Associate Planner. The Planning Commission will review the proposed content of the Draft Utilities Element of the Comprehensive Plan. This chapter is intended to primarily focus on providing information on non-municipal utilities that are supplied by the private sector including electrical, natural gas, cable, and telecommunications services.

2015 Comprehensive Plan Amendment Docket: Ryan Andrews, Planning Manager. The Planning Commission will review the private applications submitted for the 2015 Comprehensive Plan Amendment Docket. The applications will be formally reviewed at the joint City Council/Planning Commission meeting on February 19, 2015.

Communications and Announcements: 8:55 p.m.

Next Meeting: February 17, 2015.

Adjournment: 9:00 p.m.

MINUTES

Lacey Planning Commission Meeting
Tuesday, January 20, 2015 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Gail Madden.

Planning Commission members present: Gail Madden, Carolyn Cox, Cathy Murcia, Mike Beehler, Jason Gordon, Sharon Kophs, and Carolyn St. Claire. Staff present: Ryan Andrews, Rick Walk, Christy Osborn, Peter Brooks, and Leah Bender.

Gail Madden noted a quorum present.

Carolyn St. Claire made a motion, seconded by Cathy Murcia, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn Cox made a motion, seconded by Mike Beehler, to approve the minutes of the January 6, 2015, meeting. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:**

- Carolyn St. Claire reported that she, Cathy Murcia, Mike Beehler, and Sharon Kophs attended the last Council work session. The Street Tree Ordinance was discussed. Council decided to postpone their decision on street tree maintenance responsibilities so the issue can be discussed further at the upcoming retreat in April.
- Cathy Murcia reported that Council was happy with the Sign Ordinance and the responses to Wig Properties' comments.
- Mike Beehler noted the importance of considering the policies, goals, and values more so than the strategy when discussing an issue such as the street tree ordinance.
- Sharon Kophs said she also attended the council meeting to familiarize herself with the meetings, and there was a good discussion.
- Rick Walk pointed out that Council deferred the topic of the maintenance responsibilities for street trees on arterials and collectors but will go forward with the full ordinance without that section in the near future. In the meantime, we default to the current standards of the existing policy.

3. **Director's Report:**

- Rick Walk informed Planning Commission of the Urban Corridor Commissions Meeting from 6 to 9 p.m., January 29, at the TRPC offices. Six Planning Commissioners said they will attend. The agenda will be sent out as soon as it is available.
- Rick reminded everyone about the Listening Session from 10 a.m. to noon tomorrow, at JBLM related to possible troop and staffing reductions.
- Rick informed Planning Commission that interviews were held and a consultant has been chosen for the market analysis project. Wahlstrom has been chosen and they will be looking the Lacey market and leakage factors, among other things; and will be contacting local officials, committee and commission members, and residents.

4. **New Business:**

Sewer 101 and Septic Summit:

- Peter Brooks gave a presentation regarding wastewater and discussed the different types of systems and how wastewater is treated.
- Peter noted that the first Septic Summit Workshop was held on June 29, 2011. A multi-jurisdictional workgroup was created at that time and consultants were hired to study the problem. A second summit will be held in April 2015.
- Peter discussed the issues associated with septic systems.
- Peter pointed out the issues involved with converting from septic to sewer and noted that it will be an ongoing problem for years to come.
- The Septic Workgroup work plan established and identified priorities.

Land Use Element Visioning Discussion:

- Ryan Andrews noted that at the upcoming joint Council meeting on February 19, one of the topics to be discussed will be how future growth patterns will affect the city and the UGA.
- Staff have developed key questions to ensure that development occurs as envisioned:
 - Should the UGA become a holding area?
 - Have development patterns in the UGA already been determined?

- If annexations are pursued, how would properties be brought into the city limits from the UGA?
 - Staff and Planning Commission briefly discussed each question. Further discussion will take place at the joint meeting with Council.
5. **Communications and Announcements:** Carolyn St. Claire asked if Staff could provide Planning Commission with a copy of the map Peter Brooks presented earlier in the meeting.
6. **Next meeting:** February 3, 2015.
7. **Adjournment:** 9:10 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
February 3, 2015

Packets due: January 29th

1. **Worksession:** Utility Element
2. **Worksession:** Comprehensive Plan Amendment Docket
3. **Briefing:** Countywide Planning Policy Update

Planning Commission Meeting
February 17, 2015

Packets due: February 12th

1. **Worksession:** Environmental Element
2. **Worksession:** Woodland District Form Based Code
3. **Worksession:** UGA/Annexation discussion follow-up

Joint Meeting of City Council and
Planning Commission
February 19, 2015

1. **Hill-Betti Annexation**
2. **2015 Work Program Review**
3. **Comprehensive Plan Amendment Docket**
4. **Community Visioning Analysis**

Planning Commission Meeting
March 3, 2015

Packets due: February 26th

1. **Worksession:** Hearing Examiner/Current Planning and/or OPMA Training
2. **Worksession:** Economic Development Market Study and Available Properties

1/27/15

**Planning Commission Meeting
March 17, 2015**

1. **Worksession:** Planning Areas: Central and Hawks Prairie
2. **Worksession:** Planning Areas: Horizons and Lakes

Packets due: March 12th

**Planning Commission Meeting
April 7, 2015**

1. **Worksession:** Planning Areas: Meadows and Pleasant Glade

Packets due: April 2nd

**Planning Commission Meeting
April 21, 2015**

1. **Worksession:** Planning Areas: Seasons and Thompson Place

Packets due: April 16th

**Planning Commission Meeting
May 5, 2015**

1. **Worksession:** Market Study Briefing

Packets due: April 30th

Pending items:

- Re-engage Envision Lacey (Apr-Summer)

Thurston County
COUNTY-WIDE PLANNING POLICIES
August 16, 1993

These policies were adopted by the Board of County Commissioners on September 8, 1992. They were ratified earlier by each of the seven cities and towns within Thurston County. Those seven cities and towns are Lacey, Olympia, Tumwater, Bucoda, Rainier, Tenino and Yelm. On August 2, 1993, representatives of Thurston County and the seven cities and towns met to clarify intent of policies 1.2 and 1.3 and to affirm long and short term Urban Growth boundaries established in 1988 around Olympia, Lacey and Tumwater. In 2002, policies were amended to be consistent with RCW 36.70A.215 (“Buildable Lands Program”). In 2014, the policies were amended to incorporate foundational principles and policies from Creating Places, Preserving Spaces, A Sustainable Development Plan for the Thurston Region, December 2013.

Background: The Growth Management Act calls for the faster growing counties and cities within their borders to undertake new planning to prepare for anticipated growth. New parts are to be added to the Comprehensive Plans of these counties and cities, and those plans are to be coordinated and consistent. The framework for this coordination are county-wide planning policies, developed by each county, in collaboration with its cities and towns. These are Thurston County's county-wide planning policies which will be used to frame how the Comprehensive Plans of Thurston County and the seven cities and towns will be developed and coordinated.

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I. GENERAL POLICIES

- 1.1 Balance our needs today with those of future residents, to protect and enhance quality of life and in recognition that each generation is a trustee of the environment for succeeding generations.
- 1.2 Preserve and promote awareness of our historic, cultural, and natural heritage.
- 1.3 Develop new ways to cultivate and support respectful civic engagement and participation by residents, and public, private, and nonprofit businesses and organizations, encouraging choices and offering information that contribute to individual, household, and community health and well-being.
- 1.4 Break down institutional barriers to communication and cooperation, fostering open communication and transparent processes that encourage community-wide participation.
- 1.5 Think broadly, regionally and globally -- act locally. Acknowledge the interdependence of communities both within and external to our region, recognizing the impacts of our region upon the world, as well as the impacts of the world upon our region.
- 1.6 Translate vision to policy and act on adopted local plans and policies. Consider the effects of decisions on achieving this vision, while balancing individual property rights with broader community needs and goals.
- 1.7 Monitor progress and shift course when necessary. Use meaningful, easy-to-understand methods to measure progress on key objectives. Respond and adapt to future social, economic, and environmental challenges.
- 1.8 Partner across topic areas and jurisdictional boundaries. While supporting local decision-making, encourage regional and cross-jurisdictional coordination, communication, and cooperation that increase our capacity to make decisions for the common good across jurisdiction boundaries.
- 1.9 Build and maintain distinct communities, preserving and enhancing the character and unique identities of the existing urban, suburban, and rural communities in a way that protects what matters most, while offering additional opportunities to improve on what can be better.
- 1.10 Meet basic human needs of clean water and air, healthy food, adequate housing, quality education, public safety, and equal access, regardless of socio-economic status.
- 1.11 Support education, employment, commercial opportunities, cultural, social, and recreational opportunities in appropriate places and at a scale that supports community health and well-being.
- 1.12 Champion energy efficiency and renewable energy strategies that contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.
- 1.13 Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.
- 1.14 Provide for adequate active and passive recreational opportunities.

II. URBAN GROWTH AREAS

(June 5, 1992, Adopted September 8, 1992)

- 2.1 Urban growth within Thurston County is to occur only in designated urban growth areas.
- 2.2 The boundaries of designated urban growth areas must meet the following criteria:
 - a. Contain areas characterized by urban growth.
 - b. Be served by or planned to be served by municipal utilities.
 - c. Contain vacant land, or under-developed land with additional capacity, near existing urban areas that is capable of supporting urban development.
 - d. Be compatible with the use of designated resource lands and critical areas.
 - e. Follow logical boundaries.
 - f. Consider citizen preferences.
 - g. Be of sufficient area and densities to permit the urban growth that is projected to occur in the succeeding twenty-year period.
- 2.3 Amendments to the urban growth boundaries must use the following process:
 - a. Cities and towns will confer with the county about boundary location or amendment.
 - b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.
 - c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
 - d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
 - e. At least every 10 years, growth boundaries will be reviewed based on updated 20 year population projections.
 - f. Appeals of decisions made through this process are per the State Growth Management Act, RCW 36.70A.
- 2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:
 - a. All of the following criteria:
 - i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of waste water in the succeeding 20 years.
 - ii. For North County jurisdictions: the expansion area can and will be served by municipal sewer, water and transportation in the succeeding 20 years.
 - iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.
 - iv. The expansion area is contiguous to an existing urban growth boundary.
 - v. The expansion is consistent with these County-Wide Planning Policies.
 - b. One of the two following criteria:
 - i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or
 - ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary

related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

- 2.5 Reduction of the Urban Growth Boundary must demonstrate consistency with all of the following criteria:
- a. Sufficient land will remain within the reduced Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years.
 - b. The reduced Urban Growth Boundary will include cost-effective sewer and water and transportation service areas, as applicable for each urban growth area.
 - c. Reduction of the Urban Growth Boundary is compatible with the use of the designated resource lands and with critical areas.

**III. PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT,
PROVISION OF URBAN SERVICES, AND PROTECTION OF RURAL AREAS**
(August 19, 1992, Adopted September 8, 1992)

- 3.1 Concentrate development in urban growth areas and protect rural areas by:
 - a. Accommodating the county’s growth first and foremost in urban growth areas and ensuring that development occurring in rural areas is rural in character.
 - b. Encouraging infilling first within those parts of the urban growth areas that are:
 - already characterized by urban growth that have adequate existing public facilities and service capacities to serve such development,
 - second in areas already characterized by urban growth that will be served adequately by a combination of both existing public services and facilities, that are provided by either public or private sources, and
 - third in the remaining portions of the urban growth areas.
 - c. Phasing urban development and facilities outward from core areas.
 - d. Establishing mechanisms to ensure average residential densities sufficient to enable the county as a whole to accommodate its 20-year population projection.
 - e. Limiting growth in rural areas to prevent sprawl and the overburdening of rural services, maintain rural character, and protect the natural environment.
 - f. Prohibiting urban net densities in rural areas.
 - g. Designating rural areas for low intensity, non-urban uses that preserve natural resource lands, protect rural areas from sprawling, low-density development and assure that rural areas may be served with lower cost, non-urban public services and utilities.
 - h. Where urban services & utilities are not yet available, requiring development to be configured so urban growth areas may eventually infill and become urban.
 - i. Considering innovative development techniques.

- 3.2 Coordinate Urban Services, Planning, and Development Standards through:
 - a. Maximizing the use of existing infrastructure and assets, and leveraging the value of these in building vital, healthy, and economically viable communities.
 - b. Making public investments that further multiple community goals, target identified priorities, and leverage additional investment.
 - c. Considering both economies of scale and long-term maintenance cost when investing in infrastructure.
 - d. Providing and maintaining municipal services (water, sewer, solid waste, public safety, transportation, and communication networks) in a sustainable, and cost-effective manner.
 - e. Coordinating planning and implementation of policies regarding urban land use, parks, open space corridors, transportation, and infrastructure within growth areas. Developing compatible development standards and road/street level of service standards among adjoining jurisdictions.
 - f. Developing, and ensuring the enforcement of, agreements between Thurston County and the cities and towns within its borders, that ensure development occurring within unincorporated urban growth areas is consistent with city utility and storm water planning and conforms to the development standards and road/street level of service standards of the associated

city or town.

- g. Phasing extensions of urban services and facilities concurrent with development and prohibiting extensions of urban services and facilities, such as sewer and water, beyond urban growth boundaries except to serve existing development in rural areas with public health or water quality problems.
- h. Identifying, in advance of development, sites for schools, parks, fire and police stations, major storm water facilities, greenbelts, open space, and other public assets. Acquisition of sites for these facilities shall occur in a timely manner and as early as possible in the overall development of the area.

3.3 Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. Cooperate on developing a streamlined and efficient process for annexation, while maintaining appropriate environmental review.

3.4 Provide capacity to accommodate planned growth by:

- a. Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks and schools to serve growth that is planned for in adopted local comprehensive plans; and
- b. Protecting ground water supplies from contamination and maintaining ground water in adequate supply by identifying and reserving future supplies well in advance of need.

IV. JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS

(August 19, 1992, Adopted September 8, 1992)

- 4.1 Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.
- 4.2 Each city and town will assume lead responsibility for preparing the joint plan for its growth area in consultation with the county and adjoining jurisdictions.
 - a. The lead city or town and the county will jointly agree to the level and role of county involvement at the outset of the project, including the role of each jurisdiction's planning commission.
 - b. A scope of work, schedule and budget will be jointly developed and individually adopted by each jurisdiction.
 - c. The process will ensure participation by area residents and affected entities.
- 4.3 The jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre- annexation comprehensive plan for the city to use when annexations are proposed.
- 4.4 Each joint plan or zoning will include an agreement to honor the plan or zoning for a mutually agreeable period following adoption of the plan or annexation.
- 4.5 Nothing in these policies shall be interpreted to change any duties and roles of local governmental bodies mandated by state law; for example, statutory requirements that each jurisdiction's planning commission hold hearings and make recommendations on comprehensive plans and zoning ordinances.

V. SITING COUNTY-WIDE AND STATE-WIDE PUBLIC CAPITAL FACILITIES

(June 5, 1992, Adopted September 8, 1992)

- 5.1 Cooperatively establish a process for identifying and siting within their boundaries public capital facilities of a county-wide and state-wide nature which have a potential for impact beyond jurisdictional boundaries. The process will include public involvement at early stages. These are facilities that are typically difficult to site, such as airports, terminal facilities, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.

- 5.2 Base decisions on siting county-wide and state-wide public capital facilities on the jurisdiction's adopted plans, zoning and environmental regulations, and the following general criteria:
 - a. County-wide and state-wide public capital facilities shall not have any probable significant adverse impact on lands designated as critical areas or resource lands; and
 - b. Major public facilities that generate substantial traffic should be sited near major transportation corridors.

VI. ANALYSIS OF FISCAL IMPACT

(August 19, 1992, Adopted September 8, 1992)

- 6.1 Develop financing methods for infrastructure which minimize the taxpayer's overall burden and fairly divide costs between existing and new development.
- 6.2 Cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties.
- 6.3 Cooperatively explore methods of coordinating financing of infrastructure in urban growth areas.

VII. ECONOMIC DEVELOPMENT AND EMPLOYMENT

(June 5, 1992, Adopted September 8, 1992)

- 7.1 Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.
- 7.2 Support the recruitment, retention and expansion of environmentally sound and economically viable commercial, public sector and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.
- 7.3 Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.
- 7.4 Acknowledge and look for opportunities to engage with regional economic drivers such as state government, the Port of Olympia, and Joint Base Lewis-McChord. Coordinate economic development efforts as well with other jurisdictions, the Economic Development Council, Chambers of Commerce, and other affected groups.
- 7.5 Build a vital, diverse and strong local economy, including job opportunities that support community and household resilience, health, and well being, by:
 - a. Supporting workforce training and offering opportunities for education and entrepreneurial endeavors.
 - b. Supporting creativity, arts, and culture.
 - c. Providing opportunities for a range of business types to succeed.
 - d. Emphasizing policies that support locally owned businesses including home-based, entrepreneurial, and nonprofit business and organizations.
 - e. Encouraging the development of local services for food, clothing and other basic human needs.
 - f. Nurturing urban and rural agricultural and food-oriented businesses.
 - g. Protecting resource lands.
 - h. Encouraging the utilization and development of areas designated for industrial use, consistent with the environmental policies in these countywide policies.
 - i. Connecting economic health with personal health and well-being and the advancement of environmental health.
 - j. Adding incentives for business to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.

VIII. AFFORDABLE HOUSING

(August 19, 1992, Adopted September 8, 1992)

- 8.1 Increase housing choices to support all ranges of lifestyles, household incomes, abilities, and ages. Encourage a range of housing types and costs that are commensurate with the employment base and income levels of jurisdictions' populations, particularly for low, moderate and fixed income families. 8.2 Accommodate low and moderate income housing throughout each jurisdiction rather than isolated in certain areas.
- 8.3 Explore ways to reduce the costs of housing.
- 8.4 Establish and maintain a process to accomplish a fair share distribution of affordable housing among the jurisdictions.
- 8.5 Work with the private sector, Housing Authority, neighborhood groups, and other affected citizens, to facilitate the development of attractive, quality, low and moderate income housing that is compatible with the surrounding neighborhood and located within easy access to public transportation, commercial areas and employment centers.
- 8.6 Regularly examine and modify policies that pose barriers to affordable housing.
- 8.7 When possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for low, moderate and fixed income individuals and families.

IX. TRANSPORTATION

(April 30, 1992, Adopted September 8, 1992)

- 9.1 Increase transportation choices to support all ranges of lifestyles, household incomes, abilities, and ages.
- 9.2 Increase opportunities for riding transit, biking, walking, ridesharing, allowing and encouraging flexible work schedules, and teleworking.
- 9.3 Encourage efficient multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.
 - a. Local comprehensive plans will consider the relationship between transportation and land use density and development standards.
 - b. Local comprehensive plans and development standards should provide for local and regional pedestrian and bicycle circulation.
 - c. Improved transit service will be based on Intercity Transit's plans, informed by and consistent with the regional transportation plan and local comprehensive plans.
 - d. Transportation Demand Management plans and programs required by State law will be implemented as a key part of the region's transportation program.
 - e. Improvements to the regional road network will be consistent with local and regional transportation plans.
 - f. The regional transportation planning process is the primary forum for setting County-wide transportation policy.
- 9.4 The transportation element of each jurisdiction's comprehensive plan will be consistent with the land use element of that jurisdiction's comprehensive plan.
- 9.5 The transportation element of each jurisdiction's comprehensive plan will include level of service standards for all arterials and transit routes and services. Each jurisdiction will coordinate these level of service standards with all adjacent jurisdictions. Transit level of service standards will be consistent with Intercity Transit policies.
- 9.6 Each jurisdiction's transportation element will include an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions.
- 9.7 The transportation elements of comprehensive plans adopted by Thurston County and each city and town in the county will be consistent with the Regional Transportation Plan adopted by Thurston Regional Planning Council, in accordance with the provisions of the Washington State Growth Management Act.
- 9.8 The Regional Transportation Plan adopted by Thurston Regional Planning Council will be consistent with the land use elements of comprehensive plans adopted by Thurston County and the cities and towns within Thurston County and with state transportation plans. To ensure this, the Regional Transportation Plan will be reviewed and updated, if necessary, at least every two years for consistency with these plans.

- 9.9 All transportation projects within Thurston County that have an impact upon facilities or services identified as regional in the Regional Transportation Plan will be consistent with the Regional Transportation Plan.

- 9.10 Local and regional transportation plans will consider maritime, aviation and rail transportation as an integral link to the area's regional transportation needs.

X. ENVIRONMENTAL QUALITY

(August 19, 1992, Adopted September 8, 1992)

- 10.1 Recognize our dependence on natural systems and maintain a balance between human uses and the natural environment
- 10.2 Establish a pattern and intensity of land and resource use that is in concert with the ability of land and resources to sustain such use , reduce the effects of the built environment on the natural environment, conserve natural resources and enable continued resource use, through:
 - a. Land-use and transportation plans and actions that encourage compact development and concentrate development in urban growth areas.
 - b. Retrofitting existing infrastructure to reduce impacts of the built environment on the natural environment.
 - c. Planning for the amount of population that can be sustained by our air, land and water resources without degrading livability and environmental quality.
 - d. Minimizing high noise levels that degrade residents' quality of life.
- 10.3 Protect the soil, air, surface water, and groundwater quality, including through:
 - a. Reducing dependence on the use of chemicals and other products that pollute and, when their use is necessary, minimizing releases to the environment.
 - b. Ensuring adequate clean water is available to support household and commercial needs while sustaining ecological systems through conservation, balancing of uses, and reuse.
 - c. Protecting ground and surface water and the water of the Puget Sound from further degradation by adopting and participating in comprehensive, multi-jurisdictional programs to protect and monitor water resources for all uses.
 - d. Protecting and enhancing air quality.
- 10.4 Take action to conserve resources, increase use of renewable resources and decrease dependence on non-renewable resources by:
 - a. Reducing energy consumption and reliance on nonrenewable energy sources.
 - b. Encouraging the reuse and recycling of materials and products, and reduction of waste to the maximum extent practicable.
- 10.5 Acknowledge that changing weather and climate patterns will impact the human, natural, and built environments and plan for impacts such as increased wildfire, flooding and sea-level rise.
- 10.6 Protect natural resources, such as, forests, prairies, wetlands, surface and groundwater resources, that provide habitat for aquatic and terrestrial plants and animals.
- 10.7 Provide for public access to natural resource lands, while ensuring that uses and economic activity which are allowed within those lands are sustainable.
- 10.8 Provide for parks and open space and maintain significant wildlife habitat and corridors.
- 10.9 Where outdoor lighting is necessary, design the lighting to minimize light pollution.

XI. COUNTY-WIDE POLICIES WHICH ESTABLISH A PROCESS TO DEVELOP FUTURE POLICIES

(August 10, 1992, Adopted September 8, 1992, Amended July 1, 2002)

- 11.1. Process to determine and assure sufficiency of Urban Growth Areas to permit projected urban population:
 - a. The state Office of Financial Management (OFM) growth management planning population projections for Thurston County will be used as the range of population to be accommodated for the coming 20 years.
 - b. 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.
 - c. 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).
 - i. In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute.
 - ii. Nothing in this policy shall be construed to alter the land use power of any Thurston County jurisdiction under established law.
 - iii. Because inclusion of this policy is as a result of state mandated legislation, implementation of this policy shall be commensurate with state funding.
 - d. The Thurston Regional Planning Council will review the smaller area population projections to assure that the 20-year population is accommodated county-wide, and that urban growth areas are of sufficient area and densities to permit the projected urban population.

- 11.2 These county-wide policies will be reviewed upon the request of four jurisdictions.

- 11.3 Under the State Growth Management Act, authority for making changes to County-Wide Planning Policies (CWPPs) lies with Counties. The State Growth Management Act also states that counties are required to consult with the cities and towns within its borders regarding changes to the CWPPs. It is the role of the Thurston Regional Planning Council Urban Growth Management (UGM) Subcommittee to be the vehicle for this jurisdictional consultation process in Thurston County. Amendments to the Thurston County County-Wide Planning Policies must use the following process:
 - a. Proposed amendments are to be reviewed by the UGM Subcommittee, which consists of a representative from the City Council of each of the cities and towns in Thurston County and a representative from the Board of County Commissioners.
 - b. Technical assistance will be provided to the UGM Subcommittee by jurisdictional Planning Directors or their designated representatives.
 - c. It is the responsibility of the UGM Subcommittee members to coordinate with their respective Councils regarding amendments to the CWPPs and to do so prior to the UGM Subcommittee making its recommendation on the amendments to the Board of County Commissioners.

- d. The UGM Subcommittee will make a recommendation on the amendments to the CWPPs directly to the Board of County Commissioners.
- e. The Board of County Commissioners will hold a public hearing on the amendments to the CWPPs. This public hearing would allow Cities and Towns within Thurston County an opportunity to comment directly to the Board of County Commissioners on the amendments.



Planning Commission
February 3, 2015

SUBJECT: County Wide Planning Policies

RECOMMENDATION: Not Applicable - informational briefing.

STAFF CONTACT: Rick Walk, AICP, Director of Community Development *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community Development Department & TRPC

ATTACHMENTS:

1. Amended County Wide Planning Policies Recommended by Thurston Regional Planning Council UGM Sub-Committee January 23, 2015
2. CWWP Revision Tracking Table
3. CWWP Informational Sheet

FISCAL NOTE: Briefing, there is not a budgetary impact at this time.

PRIOR REVIEW: None.

BACKGROUND:

County wide planning policies (CWPP's) are policy statements used to provide a countywide framework for the development of local comprehensive plans to ensure that City and County Comprehensive Plans are consistent and provide a framework for joint planning between the counties and local jurisdictions. Additional background on the CWPP's is attached.

The CWPP's are now in the process of being updated reflect the policies to reflect the regional sustainability plan titled "Creating Places – Preserving Spaces: A Sustainable Development Plan for the Thurston Region" adopted in 2013.

As prescribed by the sustainability plan, Thurston Regional Planning Council (TRPC) and the jurisdictional Planning Directors started working with the Urban Growth Sub-committee

of TRPC to amend the County Wide Planning Policies to reflect the goals and policies of the Sustainability Plan.

The Urban Growth Management Sub-committee was formed by TRPC in 1992 with the adoption of the County Wide Planning Policies. The primary purpose of the sub-committee is to review forecasted population allocations within the County and make recommendations to the Board of County Commissioners regarding amendments to the CWPP's or requests to designate and/or amend urban growth areas.

In June 2014, the Urban Growth Management Sub-committee met to review the 1992 CWPP's and to recommend amendments that would provide consistency with the sustainability plan. Over the course of four meetings, the subcommittee and the jurisdictional Planning Directors developed a draft that integrated the sustainability principles, goals and polices. The draft also updated language, established procedures for future amendments and eliminated inconsistencies.

At their January 23, 2015 meeting, the Sub-committee took formal action to recommend the attached draft of the CWPP's to the Board of County Commissioners for final action.

The purpose of this briefing is to inform the Planning Commission of the draft amendments to the CWPP's and the amendment process, discuss how they affect the City of Lacey's planning efforts and answer any questions. In addition to the recommended draft CWPP's, a table highlighting the changes to the original CWPP's and explanation for the revision is also attached.

COUNTY WIDE PLANNING POLICIES

The development of County Wide Planning Policies is one of the initial steps a County must take in order to implement the Growth Management Act. In enacting this requirement, the Washington State Legislature recognizes that Counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. As such, Counties are charged to adopt the planning policies in cooperation with the cities within the County. Of course, this is sometimes more challenging and time consuming than it appears because of the political pressures and diverse needs throughout Counties and the Cities within them. However, ultimately these policies are adopted by the respective Counties as well as the designated Urban Growth Areas within the Counties.

RCW 36.70A.210, the section outlining requirements of county-wide planning policies and lists the following minimum requirements:

- 1) Policies to implement RCW 36.70A.110 "Urban Growth Areas".
- 2) Policies for promotion of contiguous and orderly development and provisions of urban services to such development
- 3) Policies for siting public capital facilities of a county-wide or state-wide nature
- 4) Policies for county-wide transportation facilities and strategies.
- 5) Policies that consider the need for affordable housing
- 6) Policies for joint County and city planning within urban growth areas.
- 7) Policies for county-wide economic development and employment
- 8) An analysis of fiscal impact.

In Thurston County, the County Wide Planning Policies were ratified by the seven cities and towns in Thurston County and adopted by Thurston County on September 8, 1992. The seven cities and towns included: Lacey, Olympia, Tumwater, Bucoda, Rainer, Tenino and Yelm. The Thurston County - County Wide Planning Policies (copy attached) met the requirements of the GMA and are organized by the following topic areas:

- 1) Urban Growth Areas
- 2) Promotion of contiguous orderly development & provision of urban services
- 3) Joint County & City Planning within Urban Growth Areas
- 4) Siting County-Wide & State-Wide Public Capital Facilities
- 5) Analysis of Fiscal Impact
- 6) Economic Development & Employment
- 7) Affordable Housing
- 8) Transportation
- 9) Environmental Quality
- 10) Process Policies

The policies also set the stage for Lacey in establishing the Lacey Urban Growth Area, providing a platform for updating annexation agreements, established a joint planning framework with the County and guided the development of Lacey's GMA Comprehensive Plan.



PLANNING COMMISSION STAFF REPORT

February 3, 2015

SUBJECT: 2016 Comprehensive Plan Update: Utilities Element Review

RECOMMENDATION: Review proposed content of the Draft Utilities Element of the Comprehensive Plan.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, AICP, Community Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Christy Osborn, Associate Planner *CO*

ATTACHMENT(S): 1. Draft Utilities Element

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:**

The Draft Utilities Element has not been previously reviewed.

BACKGROUND:

The Planning Commission began a series of work sessions in October, 2014, to review proposed changes to the Draft Comprehensive Plan for the 2016 update process. The update efforts include drafting and updating various elements of the Plan. Staff is working to adhere to a Planning Commission work schedule that outlines anticipated dates of work sessions and public hearings for the timely completion of the Plan.

Planning staff is in the process of updating and revising the utility element of the Comprehensive Plan. The revisions are based on requirements contained in the Growth Management Act, updated data, and information gleaned from utility purveyors. The utilities element most recently received a minor update in 2008. The proposed updates to this element were not included as part of the original content in the draft Comprehensive Plan that was included in the first phase of the Envision Lacey process, thus this element has not been previously reviewed.

A draft utilities element is attached for your review. This chapter is intended to primarily focus on providing information on non-municipal utilities that are supplied by the private sector including electrical, natural gas, cable, and telecommunications services. Utilities provided by the City, include drinking water, wastewater, and stormwater. The City is also currently in the process of establishing a reclaimed water utility and will complete a comprehensive reclaimed water plan. Each City utility has a separate comprehensive plan that guides the administration and design of these services. These plans are intended to be

supplemental to the utility element. The element provides a basic summary of the City's programs. The proposed content of the utilities element has been revised to be consistent with the new format previously agreed to by the Planning Commission. There is not a strikethrough version of this draft due to reformatting and the number of proposed changes.

Staff is waiting for additional information to be provided by Puget Sound Energy for the electric and natural gas sections. Staff is also seeking policy direction from the City Council on criteria for providing city utility resources in the urban growth area outside of current city limits. Additional review will be sought by the Planning Commission when this further information is received. Once the Planning Commission has completed their review of the draft utilities element, additional community outreach and public comment will occur prior to the final adoption process.

RECOMMENDATION:

Request the Planning Commission review draft content of the Utilities Element of the Comprehensive Plan and provide input and feedback. Additional review will be sought by the Planning Commission when updated information is received from Puget Sound Energy and policy direction is given regarding criteria for providing City utilities in the unincorporated urban growth boundary.

Utilities

Community Vision – Ensure that Lacey and the Urban Growth Area are adequately supplied with utilities and services for planned growth while protecting and conserving surface and groundwater resources.

Introduction

The Utilities Element of the Comprehensive Plan is intended to primarily focus on providing information on non-municipal utilities that are supplied by the private sector including electrical, natural gas, cable, and telecommunication services. Utilities provided by the City include drinking water, wastewater, and stormwater. Many of the City's utility programs have adopted their own master plans to guide the administration and design of services. This element provides a basic summary of the utility programs which are fully contained in the city's *Water System Comprehensive Plan, Wastewater Comprehensive Plan, and Stormwater Comprehensive Plan*. The entirety of the *Water System Comprehensive Plan, Wastewater Comprehensive Plan, and the Stormwater Comprehensive Plan* are hereby added to this element. Provisions for future capital improvements are also included in the capital facilities element of the plan.

The City's ability to provide long term economic and environmental sustainability depends in large part to ensuring adequate utility services and supply. City residents value the protection of city water supplies, lakes, and the Puget Sound through techniques such as encouraging existing septic systems to connect to city sewer services.

The Growth Management Act guides the content of the utilities element. When available, contents are to include descriptions of locations and capacities of existing and proposed facilities. The GMA also directs identifying lands useful for public purposes such as utility corridors. Due to security and proprietary reasons much of this information is not made available by private utility purveyors.

Utilities are regulated in the state by the Washington Utilities and Transportation Commission. The commission acts in the public interest to regulate all persons engaging in the business of supplying utility service to the public for compensation such as natural gas, electric or telecommunications. The Federal Energy Regulatory Commission (FERC) sets rates and charges for the transportation and sale of natural gas, transportation of oil by pipeline, sale and transmission of electricity, and the licensing of hydroelectric power projects.

PUBLIC UTILITIES

The City currently operates and manages three utility systems; drinking water, wastewater, and stormwater. Each utility is guided by a separate adopted comprehensive plan that includes a summary of the current system; system analysis; operations and maintenance; a capital improvement plan; and policies and criteria. The City is planning a fourth utility system for reclaimed water. The City works to provide coordinated, cost-effective utility services that consider economic, social and environmental implications.

Drinking Water

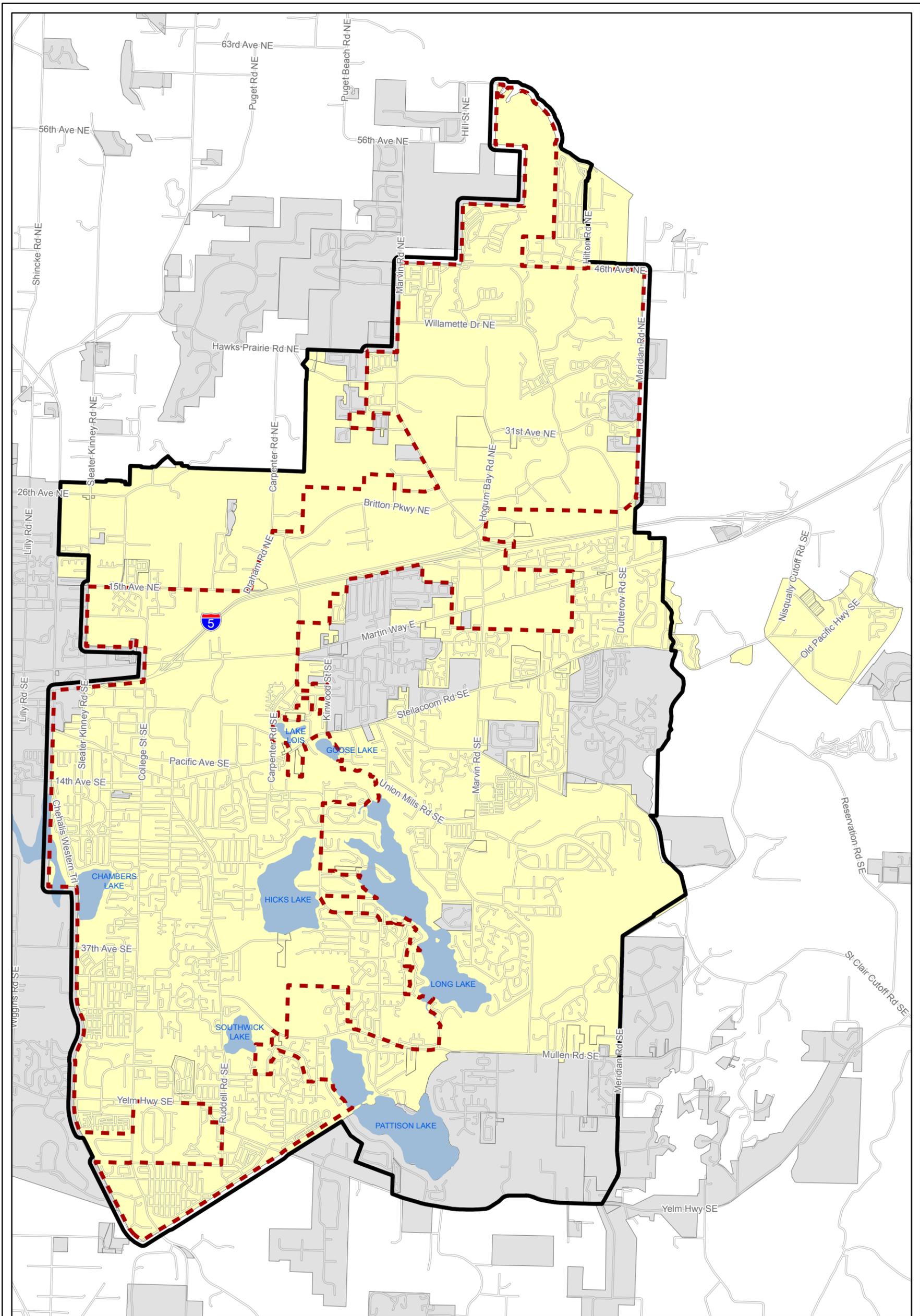
The City of Lacey owns and operates a water source, transmission, distribution, and storage system for domestic water. This utility operates under a permit granted by the Washington State Department of Health's Office of Drinking Water. The city's long-term planning strategy for its water service area is outlined in the *Water System Comprehensive Plan*. The Retail Water Service Area (RWSA) encompasses the majority of the city boundary, and expands into the UGA in accordance with the *North Thurston County Coordinated Water System Plan* (CWSP). Figure XX shows the current RWSA for the City. The plan is updated every six years and evaluates the existing system and its ability to meet the anticipated requirements for water source, quality, transmission, storage, and distribution over a twenty-year planning period. As of the end of 2011, the city provided water to 22,849 retail water connections.

Regional coordination is an important part of water system planning. The City coordinates services and planning with the cities of Olympia and Tumwater and the Thurston County PUD. The City currently provides water to areas outside of the UGA to customers formally served by other water systems. The majority of other water systems within the UGA are small or private water systems. These group "A" and "B" water systems are mapped as independent water systems and are not shown as part of Lacey's RWSA. It is the intent of the City to serve the full RWSA and urban growth area. Thurston County PUD serves the largest number of customers in the north central region of Lacey's UGA. The Tanglewilde system is the largest of the PUD systems, serving over 1,600 residents with the Pattison Lake system being the second largest serving over 1,400 residents.

The City secured new water rights that will allow the development of additional sources of supply that will be needed to meet system demands as the number of customers grows within the service area. The new rights became available to use in 2014 as the first phases of required mitigation were completed, including the Woodland Creek Regional Reclaimed Water Infiltration Facility. The City plans to work towards securing additional long-term rights and developing sources of supply that will eventually allow extending the boundaries of the service area to coincide with the city's UGA. The City will continue to evaluate multiple avenues to secure new water supplies and to pursue approval of its other water rights applications, utilize reclaimed water as it becomes available, and begin purchasing other existing water systems with excess water rights.

Wastewater

The City owns, operates and maintains existing wastewater collection and conveyance facilities that provide sewer service to the city's current service area of approximately 13,800 acres. The collection system consists of gravity sewers, pump stations, force mains, septic tank effluent pump (STEP) systems, and grinder pump systems; all of these facilities collect and convey wastewater to the Budd Inlet Treatment Plant and the Martin Way Reclaimed Water Plant. The treatment plant and reclaimed water plant are owned and operated by the Lacey-Olympia-Tumwater-Thurston County Clean Water Alliance (LOTT). Reclaimed water produced by LOTT is available to the City and may be used for irrigation, dual plumbed buildings, environmental enhancement projects, and other non-potable uses. The City does not own any wastewater treatment facilities.



Legend

- Lake
- Roadways
- City Limits
- UGA/Future Water Service Area

- Retail Water Service Area
- Served by Others

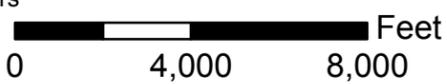


FIGURE 1.9
RETAIL WATER SERVICE AREA
 WATER SYSTEM COMPREHENSIVE PLAN
 CITY OF LACEY



The City manages its wastewater utility in accordance with established wastewater system policies. The policies provide a consistent framework for the design, operation, maintenance, and service of the wastewater system for implementing programs, designing new infrastructure, and serving additional customers. The policies contained in the *Wastewater Comprehensive Plan Update* are also coordinated and consistent with the policies contained in the other elements of the Comprehensive Plan. The most recent update to the City's *Wastewater Comprehensive Plan* was in 2015 and is intended to prepare for the wastewater needs until 2032. The City's sewer service area is expected to grow to approximately 21,200 to serve the projected growth over the next twenty years. The wastewater service boundary is identified in Figure XX. The Plan complies with the Washington State Department of Ecology regulations for general sewer plans.

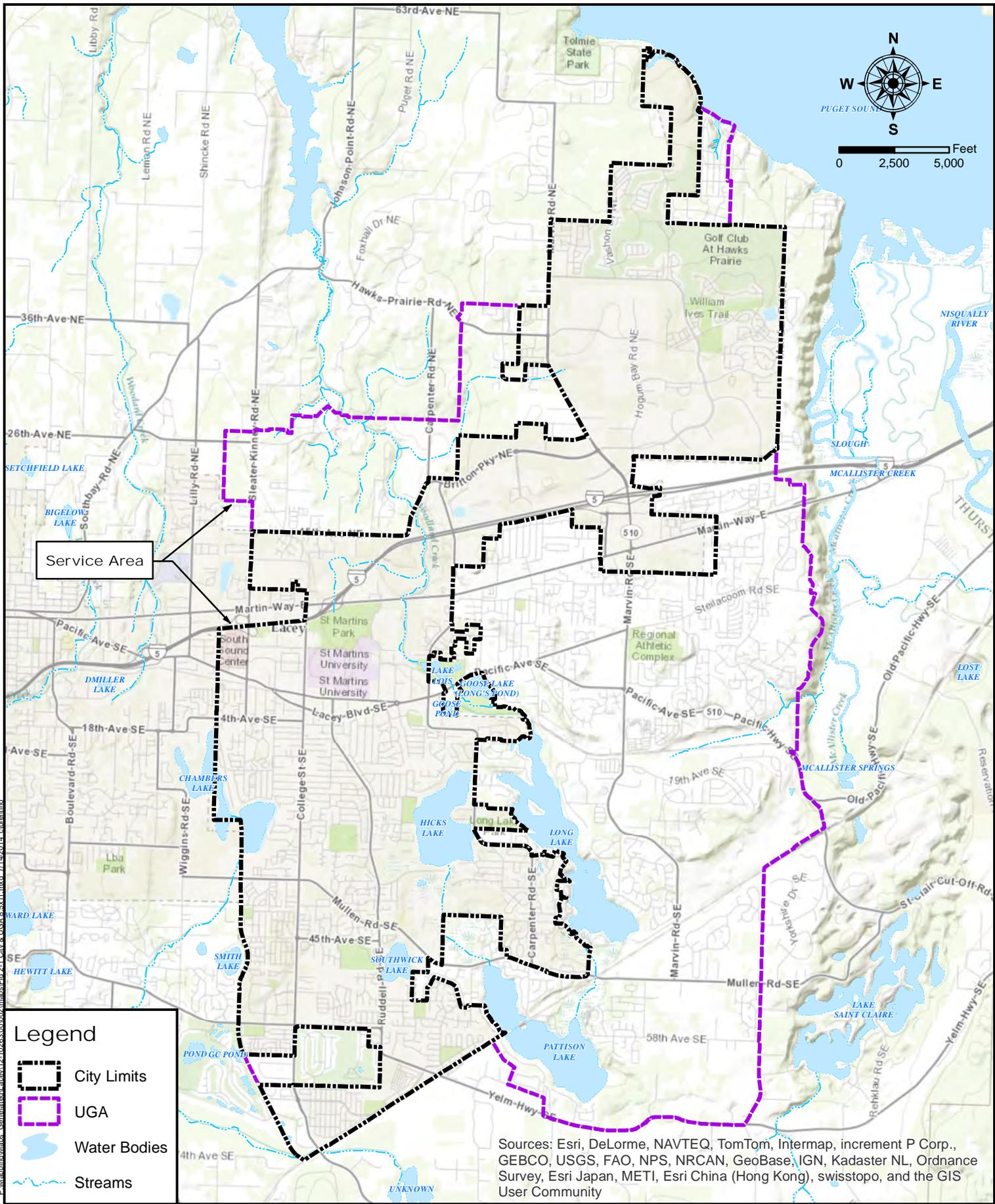
Stormwater

The first comprehensive stormwater plan for the City was completed in 2013 and is intended to guide the City's stormwater utility programs and projects. The plan describes the challenges in managing stormwater runoff and protecting receiving water bodies. A primary purpose of the plan is to maintain consistency with local, state, and federal regulations, charge equitable stormwater utility rates, and support the goals and policies in the land use element. The stormwater service area follows the existing city limits. The City works with neighboring jurisdictions on stormwater related issues that occur at adjoining service boundaries.

Beginning in the early 1980's, the city in cooperation with the cities of Tumwater, Olympia, and Thurston County funded the *North Thurston County/Lacey/Olympia/Tumwater Surface Water Management Utility Development Plan (1986)* to identify methods to improve surface water quantity and quality conditions. Based on the results of this plan, the City added provisions in the municipal code making it unlawful to discharge pollutants into the storm drainage system and established storm and surface water utility charges. During the next several years, the City created a Water Resources Division to manage the City's surface water runoff, groundwater and drinking water. The City also worked with adjoining jurisdictions to develop a regional drainage manual.

Lacey became the first city in Washington to adopt a "zero effect drainage discharge" ordinance to allow for modified standards for projects with no increase in effective impervious surfaces. The ordinance provided for the use of innovative low-impact development (LID) methods. The City adopted a revised Stormwater Design Manual in 2010. The manual regulates stormwater discharges to the municipal stormwater system and waters of the state. The manual also establishes minimum core requirements for development, redevelopment and road projects and outlines Best Management Practices to be used to meet water quality and flow control requirements.

Stormwater management in the context of LID strives to mimic natural hydrologic processes to manage stormwater onsite. The Stormwater Management Manual in combination with the National Pollutant Discharge Elimination (NPDES) Phase II permit make LID management best management practices (BMP's) mandatory where feasible for onsite stormwater management beginning in 2017. The City is currently working to incorporate these requirements by



Service Area

Legend

-  City Limits
-  UGA
-  Water Bodies
-  Streams

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

GIS Data: City of Lacey.
 This map is a geographic representation based on information available.
 No warranty is made concerning the accuracy, currency, or completeness
 of data depicted on this map.

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CITY & UGA MAP
WASTEWATER COMPREHENSIVE
PLAN UPDATE
 City of Lacey
 July 2014

reviewing and revising its development-related codes, rules, and standards.

Reclaimed Water

The City is in the process of establishing a reclaimed water utility that will include a defined service area. The utility will be managed in conformance with a comprehensive reclaimed water plan that will be prepared. The utility will construct a reclaimed water distribution system, including a booster pump station and reservoir, which is tentatively planned to begin construction in 2021. This system will provide access to reclaimed water along Britton Parkway and future main street corridors. Reclaimed water will be utilized for non-potable uses and will be prioritized for use for water rights mitigation, irrigation demands, and for other non-potable uses approved by the city and LOTT's National Pollutant Discharge Elimination System (NPDES) permit.

INVESTOR-OWNED UTILITIES

Natural Gas Service

Puget Sound Energy (PSE) builds, operates, and maintains natural gas facilities serving the City of Lacey. PSE is an investor-owned utility serving more than 770,000 natural gas customers in six western Washington counties including Thurston County. There are approximately 8,200 customers (residences or buildings) in the City of Lacey.

Natural gas is considered a utility of convenience, not an essential public facility. The activities of PSE are regulated by both federal and state legislation. PSE is subject to the general regulations and oversight by the energy agencies, such as WUTC and FERC. However, there is other legislation which has specific implications for the natural gas industry.

Natural gas is supplied to the City of Lacey through gate stations along the William's Pipeline Corporation's route. At the gate station, the natural gas is metered and becomes the responsibility of PSE. There is a six-inch main running east/west through Lacey on 14th Avenue SE, Lacey Boulevard, and Steilacoom, as shown on the map titled Natural Gas Main, City of Lacey. There are approximately 147 miles of gas main servicing the city.

PSE works with the other utilities to coordinate joint trenching efforts in new construction, road widening projects, and LID's. The City should encourage the continued practice of this cooperative effort by providing the utilities with timely information regarding projects.

Utility corridors may provide enough space for more than one utility, and when this is the case, multiple use is encouraged. However, there are times when multiple use is not practical due to the size of the corridor, the topography, or some other reason. Existing corridors should be protected, and their further use for new facilities encouraged. There has been general agreement between jurisdictions and utility providers for the joint use of utility corridors.

Future expansion of PSE facilities has been planned by using the forecast analysis zones (FAZ's), in which a general area is identified and analyzed more closely as to what the future population and employment figures would be. The PSE planning department uses a saturation

model which assumes all new households will use natural gas. Based on this, and the growth that occurred over the past 10 years, PSE anticipates serving XX customers in Lacey by XX.

Include proposed project information.

PSE currently meets the demand for gas service in the City of Lacey. Although PSE does not install gas lines prior to demand, it does anticipate being able to meet future needs and is planning now to meet that demand within the City in the next 20 years. PSE has a conservation plan which focuses on providing the most efficient energy to customers at the least cost.

Electrical Service

The electrical service provider in the City of Lacey and its growth area is Puget Sound Energy (PSE) and is the only electric service provider in the area. PSE serves over 1,000,000 customers with electrical service in eight Washington counties. PSE gets its electricity from hydroelectric facilities, a colstrip plant in Montana, from other coal, gas, and oil fired plants, and from cogeneration. Existing facilities located in the City and the remainder of the unincorporated UGA is shown on Map 1, Electrical Transmission System, Existing Facilities. PSE is also a national leader in wind power and is recognized as the second largest utility owner of wind energy facilities in the United States.

Electric service is considered a critical service, thus PSE must furnish service to all persons and corporations who apply and can be suitably furnished with available electricity. WUTC regulates PSE and determines if it is meeting its public service obligations. The Commission also requires PSE to develop plans for providing electric service in the future. These plans include conservation. The U.S. Department of Energy regulates national and international energy transactions. An agency within this department is the Bonneville Power Administration (BPA). BPA does not directly regulate electric service providers, but it is a vendor of electricity and thus works with utilities to operate the northwest regional power grid.

Plans for future facilities are shown in PSE's Thurston County GMA Electrical Facilities Plan dated XXX. The Lacey area map used in this Utility Element incorporates corridors and infrastructure designed to implement this planning. The facilities planned for the City of Lacey are current. The following projects are currently being pursued in the 10-year planning window:

The map submitted by PSE and utilized in this Utility Element to show proposed facilities (Lacey Area Map - Existing and Proposed Private Utilities Electric and Natural Gas) is not intended to indicate exactly where future facilities will be located. Density and load growth drive the need for new electrical lines. Generally, utility corridors follow roadways, and this will continue to be encouraged. Inclusion of this map does not indicate approval of future facility sites, but is instead acknowledgement of planning being done by PSE to provide service for anticipated future growth.

PSE suggested that electric utility facilities be allowed in all zoning districts. Electric facilities such as substations are allowed under the Special Uses and Conditional Use Chapters of the Zoning Ordinance. These chapters outline what a special use consists of and provide the

regulations for permitting them, including a public hearing. The public hearing process allows for public participation in decision making; therefore, no change in zoning requirements is recommended for siting electrical facilities.

The City's Tree and Vegetation Preservation and Protection Ordinance and Street Tree Ordinance regulate tree and vegetation removal within the City and the purpose is to preserve and enhance the city's physical and aesthetic character by preventing indiscriminate removal or destruction of trees and ground cover. The ordinance reflects the desire of the City to preserve trees, while allowing for their removal under certain circumstances such as interference with utility services. Tree removal in the public right-of-way or on private property requires a permit from the City. The only exception to obtaining a permit is in an emergency situation. City staff reviews projects to try and eliminate possible conflicts between vegetation power lines.

The State of Washington has adopted an Energy Code that establishes construction standards in new buildings to increase energy efficiency. This code is enforced by local jurisdictions throughout the State. In Lacey, the State Energy Code is enforced by the building inspectors. The city also has its own electrical inspector. In addition, since 2007, all of Lacey's municipal buildings, utility systems, park and recreation facilities, and more than 4,300 street lights are powered by "100 percent green" electrical energy.

PSE currently meets the need for electric service in the City of Lacey and is planning now to meet anticipated needs in the future. Those plans are based on information provided by Thurston Regional Planning Council for predicted population and employment growth. PSE has calculated what future demand for electricity will be in the Lacey area by the year XXX. These calculations are based on population and employment predictions by Thurston Regional Planning Council and contained in the "Profile" for Thurston County. Conservation and demand side management effects were also taken into account.

Standard Telephone Service

The main provider of standard telephone service in Lacey and its Urban Growth Area is CenturyLink Communications International, Inc. (CenturyLink). CenturyLink is an investor-owned corporation that also provides broadband data and voice communication services outside the local service area. In addition to CenturyLink, there are multiple companies that offer some form of local service. Generally, these other carriers have purchase agreements through CenturyLink.

Standard telephone service is considered a necessity; therefore, providers must provide phone facilities on demand. The federal government, through the Lifeline program, provides monthly assistance to qualifying low-income persons for wireline or wireless services. This assistance only covers a fraction of the cost associated with these services. The intent of providing this assistance is to help ensure connection to communication networks; assist with finding employment opportunities; access to health care services; and to call for help in an emergency.

Telecommunications and Cellular Telephone Service

Due to the competitive nature of the telecommunications industry, maps of existing and

proposed facilities or specific information on the systems are not available. Providers offering telecommunication services are continuously changing and entering the market. Cellular phones are regulated as a utility of convenience and therefore, are not required to provide service on demand.

The use of cellular telephones has changed significantly since the 'second generation' hand-held mobile phone systems emerged in the early 1990's. The need for locating cellular towers to provide service to the Lacey area resulted in specific zoning code amendments in the late 1990s to deal with wireless communication land use issues. Consumer needs have changed from mobile phones being used primarily in automobiles to use in a multitude of mobile locations, homes, and businesses.

Zoning provisions currently require co-location of facilities and demonstrating need for locating new towers. In addition, stealth technology, screening and buffering techniques are required to minimize land use conflicts with adjacent uses. In the nearly twenty years since the adoption of the City's present wireless communication standards, many changes in providing wireless services have occurred. Specific limitations regarding local governments' permitting and siting requirements of wireless facilities has been enacted by the federal government. Public perception has also changed regarding the siting of cell towers and other cellular facilities and the need to locate facilities closer to residential uses. These changes have necessitated the need to re-examine existing zoning and siting regulations for these facilities.

Some providers have programs to assist low-income individuals with internet use assistance and installation costs. Due to the declining use of wireline services, costs associated with cellular telephone services will continue to be difficult to manage for low-income individuals and families.

Cable Service

Comcast of Washington IV, Inc. holds a non-exclusive franchise agreement for serving Lacey residents. The City entered into this agreement on February 26, 2009. This franchise agreement expires after a ten year period. Upon expiration, a new franchise agreement would need to be approved by the City Council. Cable companies are not regulated by the state as a private utility but are instead regulated by the city and by the U.S. Federal Communications Commission (FCC). Properties that lie within the UGA are covered under Thurston County's franchise agreement.

A primary component of a cable system is a head end site, which is an electronic control center where the information signal is processed for distribution through the system. This signal can be received from a hard cable line, satellite dish, microwave antennae, or a TV antenna. Lacey has XX primary head end sites in the Lacey area. The company serves XX households and has 47 Aerial plant miles and 157 Underground plant miles in Lacey and its UGA (includes both fiber and coaxial cable). Comcast participates in joint trenching with the other utilities.

Cable is also the primary means of high speed internet service in Lacey. The use of fiber optic technology and cable offers much higher data rates over relatively longer distance.

GOALS AND POLICIES

Goal ____ Ensure that existing residents and future residents are adequately served by water, sewer, and stormwater utility services through planning that considers growth demand, the environment, and asset management.

Policy ____ All proposed development should be analyzed for anticipated impact on utilities and services.

Policy ____ Complete interlocal agreements for the successful completion of water right transfers.

Policy ____ Encourage the use and distribution of Class A reclaimed water throughout the city and Urban Growth Area as an alternative use of potable water to recharge aquifers and enhance stream flows.

Policy ____ Reduce and maintain water system distribution leakage.

Policy ____ Ensure services are provided to all existing populations, regardless of demographics.

Goal ____ Protect ground and surface water resources to maintain adequate supplies of clean drinking water.

Policy ____ Protect the city's wellhead protection areas from contamination so that additional treatment is not required.

Policy ____ Protect city water supplies, lakes, and the Puget Sound, and encourage existing septic systems to connect to city sewer, should the service be available.

Policy ____ Develop and implement strategies for the extension of the wastewater collection system into areas not currently served in the city and urban growth area.

Policy ____ Protect groundwater and ensure that projects meet or exceed the most current stormwater requirements.

Policy ____ Control runoff from new development, redevelopment, and construction sites by improved plan review and enforcement coordination, documentation, and tracking.

Goal ____ Coordinate utility and land use plans so that utility services can be provided and maintained for anticipated future land uses.

Policy ____ Consider resources necessary to serve urban development needs at the earliest possible stages of planning for development.

Policy ____ Cooperate in the planning of multi-jurisdictional agreements and improvements.

Policy ____ Continue to encourage coordination and cooperation between the city and the various private utilities

Policy ____ The city and the utilities should share information regarding development plans, population growth projections, and other information relative to growth and the accompanying demand for services for the development and implementation of capital improvement programs and area plans.

Policy ____ The City should consistently work to process permits in a timely manner.

Policy ____ The City should incorporate input from utilities in developing ordinances or resolutions that may impact utility services.

Goal ____ Designate utility corridors

Policy ____ The City and the utilities shall work together to designate utility corridors.

Policy ____ Whenever feasible, utility corridors shall be included in public rights-of-way.

Goal ____ Mandate joint trenching of utility corridors and facilities consistent with prudent utility practice.

Policy ____ The city shall provide the utilities with timely and pertinent information necessary to plan for joint trenching, including plats, LID's, and road construction projects.

Policy ____ Utility purveyors shall coordinate joint trenching.

Goal ____ Require compatibility of utility development with existing and planned land uses

Policy ____ Require screening and/or architecturally compatible integration of all new above-ground utility facilities.

Policy ____ Review and update siting and design standards for wireless communication facilities that aim to integrate such facilities into the surrounding environment and limit negative aesthetic impacts.

Goal ____ Encourage public participation during planning for siting of utilities

Policy ____ Provide for community input on the siting of proposed utility facilities.

Goal ____ Regulate vegetation management by utilities

Policy ____ Except in an emergency situation, approval shall be obtained from the City prior to spraying, trimming, or removing vegetation within the public right-of-way. Also, approval shall be obtained from the City prior to vegetation removal on private property. After approval

and prior to the work being done, affected property owners should be notified.

Policy ____ Trimming and removing vegetation shall be performed in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.

Policy ____ Trees planted under power lines shall be species that will not grow to interfere with the lines, or become potential hazard trees to the lines because of size.

Goal ____ Encourage conservation of energy resources

Policy ____ Encourage development of cost-effective and environmentally sensitive alternative technologies and energy sources, including solar and wind energy.

Policy ____ Encourage conservation of energy in city facilities.

Goal ____ Encourage provisions for land resources for utilities

Policy ____ Where possible accommodate land resources for utility substations and improvements within the developments that necessitate the utility improvements.

Policy ____ Utility substations and utility improvements necessary to serve urban growth should be located within the urban growth management boundaries.

Implementation Strategies

1. Advance the preparation and implementation of the Comprehensive Reclaimed Water Plan to secure additional water rights for the city.
2. Review and update design standards for wireless communication facilities.
3. Maintain and update the six-year Capital Facilities Plan on an annual basis to coordinate and schedule utility capital improvements.
4. Establish an ongoing retrofit program for aging city stormwater facilities.



PLANNING COMMISSION STAFF REPORT

February 3, 2015

SUBJECT: 2015 Comprehensive Plan Amendment Docket Applications

RECOMMENDATION: Review the private applications submitted for the 2015 Comprehensive Plan Amendment Docket. The applications will be formally reviewed at the joint City Council/Planning Commission meeting on February 19, 2015.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Community Development Director
Ryan Andrews, Planning Manager *RA* *RW*

ATTACHMENT(S):

1. Docketing Application submitted by Washington State Department of Enterprise Services on behalf of South Puget Sound Community College
2. Docketing Application submitted by Archdiocese of Seattle
2. Current Zoning Map
3. Aerial Photo

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:** None.

BACKGROUND:

The Growth Management Act requires that the City's Comprehensive Plan to be amended only once a year. As part of the annual cycle of comprehensive plan amendments, the City compiles all privately-initiated requests received in the previous year for processing in the following year. The process, commonly known as docketing, allows the City Council discretion in determining which of those applications have merit to move forward for full consideration and which applications should be removed from the docket. For 2015, the City received two applications that are for properties immediately adjacent to each other.

Former SPSCC Site

The first application is from the Washington State Department of Enterprise Services on behalf of South Puget Sound Community College (SPSCC). The property is a 54.5-acre site located at 3210 Marvin Road NE and was previously approved for a Lacey campus of SPSCC. Since SPSCC has revised their plans and is constructing a campus in the Woodland District, the property will be designated as surplus by the State of Washington. Therefore, the application request is for a Comprehensive Plan amendment and rezone request from Open Space Institutional to Light Industrial.

In 2007, the property was redesignated by the City after request by SPSCC to the Open Space Institutional designation from Light Industrial. This application is to essentially revert the Comprehensive Plan designation and zoning back to Light Industrial as it was in the early 2000's. The surrounding properties are also zoned Light Industrial except for the property to the east which is zoned Open Space Institutional - School and owned by the Seattle Archdiocese.

Seattle Archdiocese Site

The second application received for the comprehensive plan amendment docket is the property zoned Open Space Institutional - School. This 42.82-acre property is located at 3105 and 3145 Hogum Bay Road NE and was also part of a previous Comprehensive Plan amendment and rezone from Light Industrial to Open Space Institutional. The property is currently owned by the Catholic Archdiocese of Seattle and was slated for the Pope John Paul II High School. The property also contains Nutriom, a food products processing plant. Since the Pope John Paul II High School is located in the former Lacey Fire District 3 headquarters on Pacific Avenue, the subject property is currently being used for Light Industrial purposes, and the Archdiocese is currently marketing the property for sale, there is merit in considering a Comprehensive Plan amendment and rezone request. Rezoning would make both properties ultimately more marketable to larger light industrial-related users who may be looking to obtain and develop larger sites to support the current market for larger warehouse users.

Work Program

The anticipated impact by adding these applications to the Planning Commission work program would be relatively low. Review of the applications is anticipated to be limited to one introductory briefing and one combined public hearing and worksession. Similarly, processing the applications would not take a significant amount of staff time. Staff time would be dedicated towards development of staff reports and analysis and is estimated at about 24 hours. Additionally, since the applications are for adjacent properties, there will be some time savings in being able to combine much of the analysis and supplemental materials.

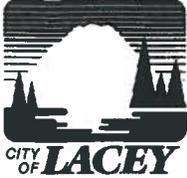
Staff recommends adding the two requests for Comprehensive Plan amendment and rezone to the docket of annual comprehensive plan amendments. The City Council will fully consider the applications for merit and formal incorporation onto the docket at an upcoming joint meeting of the Council and Planning Commission scheduled for February 19th.

RECOMMENDATION:

The briefing will be for informational purposes related to the 2015 Docket of Comprehensive Plan Amendments and will allow the Planning Commission to review the applications prior to the City Council/Planning Commission joint meeting on February 19th.

RECEIVED

NOV 14 2014



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

BY 14-228

OFFICIAL USE ONLY

Case Number: 14-228
Date Received: 11-13-14
By: CC

Related Case Numbers:

**Docketing Application for
Comprehensive Land Use Plan
Map Amendments**

SECTION I

APPLICANT NAME: South Puget Sound Community College
 MAILING ADDRESS: P.O. Box 40966
 CITY, STATE, ZIP: Olympia, WA 98504-0966
 TELEPHONE: 360-596-5268
 REPRESENTATIVE NAME: * Stefanie Fuller
 MAILING ADDRESS: P.O. Box 41468
 CITY, STATE, ZIP: Olympia, WA 98504-1468
 TELEPHONE: 360-407-9310

* The representative is the person whom staff will contact regarding the application, and to whom all notices, and reports shall be sent, unless otherwise stipulated by the applicant.

SECTION II

A. GENERAL DESCRIPTION OF PROPOSAL; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.

We want to rezone our property from "Open Space-
Institutional" to "Light Industrial"
We will not be developing the property as
originally intended.

B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?

The property was rezoned from Light Industrial Commercial to "Open space Institutional" to accomodate our use, to be developed as

@ Satellite College campus. We will not be developing as originally planned and will be selling the property. We wish to rezone in order for the property to be sold at it's highest and best use.

SECTION III

INITIATED BY:

I (We) understand and agree with the above explained need for the map change and are current owners of the property within the City of Lacey.

Stefanie J. Fuller
Signature

Stefanie J. Fuller
Printed Name

ADDRESS: _____

Signature

Printed Name

ADDRESS: _____

NOTE TO APPLICANT - EXPLANATION OF THE PROCESS:

Under the State Growth Management Act jurisdictions need to establish a docketing process for Comprehensive Land Use Plan Amendments initiated by the public. The process provides the opportunity for the public to ask for consideration of a Plan change and the opportunity for Lacey to consider the merits of the proposal. In considering its merits the Lacey Council will briefly review how the request might further the public's best interest and Comprehensive Land Use Plan goals and policies. It must also consider planning priorities and the priority of the proposal.

Early consideration and docketing is important to identify planning priorities for the current year and to determine how city resources including staff and Planning Commission time will be spent. It is important to make sure Lacey's staff resources are used wisely, and that the request makes sense considering planning priorities for the current year.

If the Council determines the application does not merit further consideration the applicant will not be permitted to make a full application, and the proposal will not be scheduled for consideration by the Planning Commission.

If the Council determines a proposed amendment merits consideration, based upon Comprehensive Land Use Plan goals and policies and planning priorities, the change will be processed and considered as part of Lacey's annual Planning Commission work program. If the proposal is given the go ahead to make a full application for consideration of the change, the applicant will be asked to submit a full application within two weeks of the date of the decision.

Once a complete application is submitted it will be placed on the Planning Commission work program for formal review and discussion including a public hearing. After full review and consideration the Planning Commission will make a recommendation on the request for Council action. Depending upon the Planning Commission's conclusions and findings, a recommendation may be for approval or denial, or approval with conditions or changes.

The recommendation will be bundled together with all of the other proposed amendments for the year and submitted to Council for review and action. Council action on amendments usually takes place in July.



CITY OF LACEY
 Community Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

OFFICIAL USE ONLY

Case Number: 14-264
 Date Received: 12-30-14
 By: lk

Related Case Numbers:
118 021 30300 / 302 00

**Docketing Application for
 Comprehensive Land Use Plan
 Map Amendments**

SECTION I

APPLICANT NAME: Corporation of the Catholic Archbishop of Seattle —
 Archdiocese of Seattle

MAILING ADDRESS: 710 Ninth Avenue

CITY, STATE, ZIP: Seattle, WA 98104

TELEPHONE: 206-382-2064

REPRESENTATIVE NAME: *Ed Foster

MAILING ADDRESS: Same as above

CITY, STATE, ZIP:

TELEPHONE: as above

* The representative is the person whom staff will contact regarding the application, and to whom all notices, and reports shall be sent, unless otherwise stipulated by the applicant.

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Amend the City of Lacey Comprehensive Plan and complete the reclassification of the land use zone of the 42.82 acres located at 3105 and 3145 Hogum Bay Road, Lacey (which is owned by the Corporation of the Catholic Archbishop of Seattle) from "Open Space Institutional" to Industrial land use.

The original acquisition of the property was completed with the intent of developing a Catholic High School and Catholic Parish on the site. Since acquisition, the Archdiocese has located the school in other facilities providing a better fit in both size and budget, and the property subject to this request is now deemed "surplus" by the Archdiocese. Therefore, the Archdiocese wants to sell the property and needs to complete the rezone to accomplish a sale as part of the sale process.

NOTE TO APPLICANT - EXPLANATION OF THE PROCESS:

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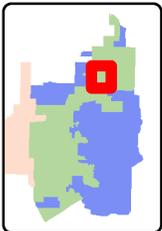
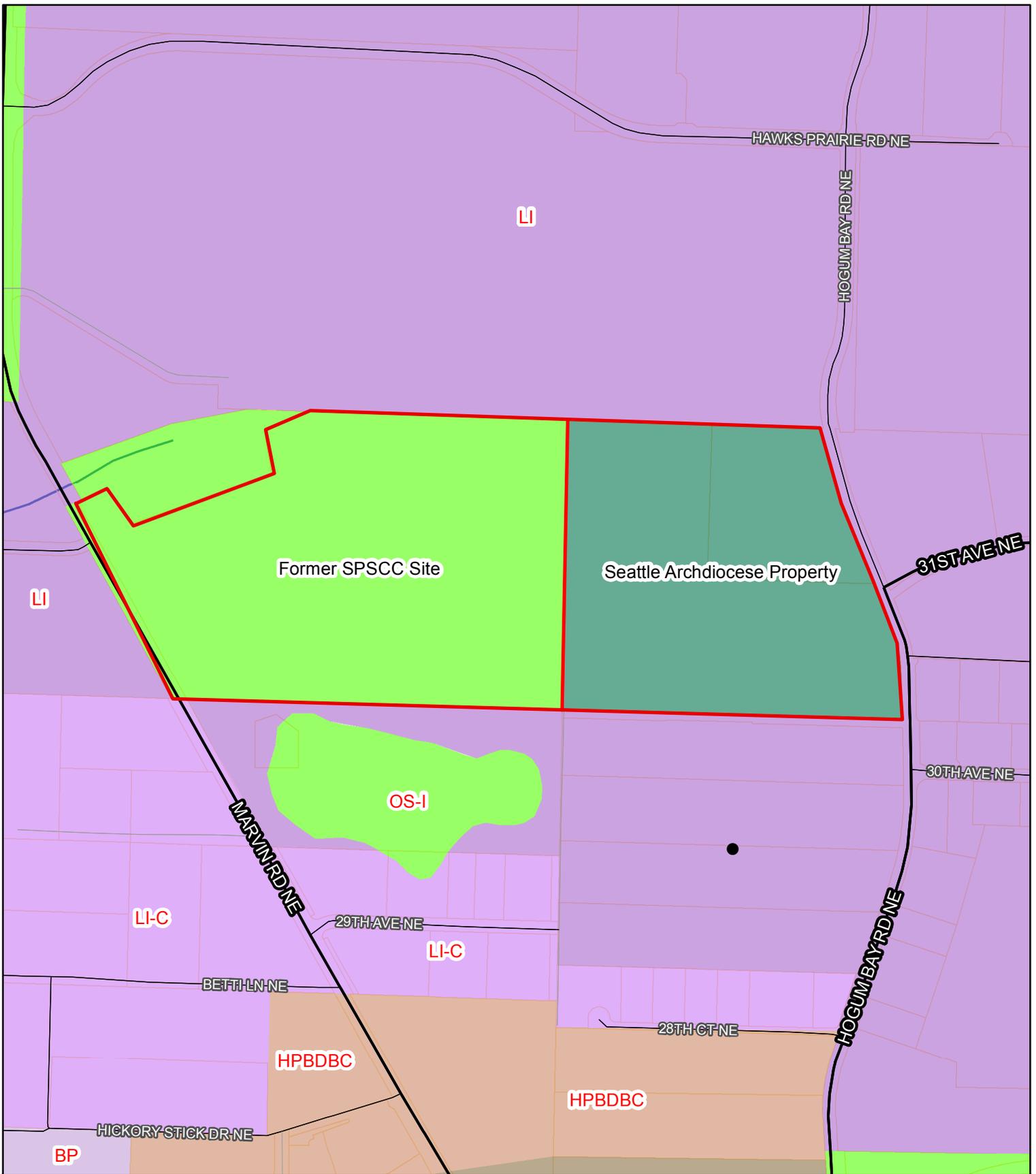
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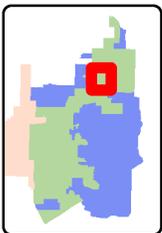
The recommendation will be bundled together with all of the other proposed amendments for the year and submitted to Council for review and action. Council action on amendments usually takes place in July.



SPSCC and Seattle Archdiocese Rezone Existing Zoning

Date: 1/6/2015
1 inch = 600 feet





SPSCC and Seattle Archdiocese Rezone Aerial Photo

Date: 1/6/2015
1 inch = 600 feet

