

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, October 20, 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 October 6, 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: 7:10 p.m.

Self-Introduction of New Members

Housing Element Introduction: Christy Osborn, Associate Planner. The Planning Commission will conduct an introductory work session on the Housing Element of the Comprehensive Plan. The housing element is a mandatory element under the Growth Management Act and includes an inventory and analysis of housing needs, goals and policies, and ensures that adequate provisions are included for housing all segments of the community.

Old Business: 8:10 p.m.

Envision Lacey Update: Ryan Andrews, Planning Manager. The Planning Commission will be briefed on the status of the Envision Lacey outreach program including a review of outreach at summer events, outreach through the fall and winter including presentations at service clubs and organizations, and upcoming Planning Commission on-the-road meetings in individual planning areas.

GMA Conversation Starter Videos. “How do Council, Staff and Commission Work Together” and “GMA and Budget Decisions.”

Communications and Announcements: 8:55 p.m.

Next Meeting: November 3, 2015.

Adjournment: 9:00 p.m.

10/14/15

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
October 20, 2015**

1. **Worksession:** Housing Element Introduction
2. **Worksession:** Envision Lacey Update

Packets due: October 15th

**Planning Commission Meeting
November 3, 2015**

Meeting Cancelled

Packets due: October 29th

**Planning Commission Meeting
November 17, 2015**

1. **Worksession:** Housing Element
2. **Worksession:** LID Introduction (Doug Christenson)
3. **Worksession:** Woodland District Form-Based Code Update

Packets due: November 12th

**Planning Commission Meeting
December 1, 2015
Horizons Elementary**

1. **Worksession:** Planning Commission on the road at Horizons Elementary (tentative)

Packets due: November 26th

Pending items:

Planning Commission on the road (tentative):
January 19, Evergreen Forest Elementary
February 2, NE Lacey TBA

MINUTES

Lacey Planning Commission Meeting
Tuesday, October 6, 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 Mike Beehler.

Planning Commission members present: Mike Beehler, Jason Gordon, Sharon Kophs, Carolyn St. Claire, Paul Enns, Carolyn Cox, Mark Morgan, Michael Goff, and Cathy Murcia. Staff present: Rick Walk, Christy Osborn, Ryan Andrews, George Smith, and Leah Bender.

Mike Beehler noted a quorum present.

Carolyn Cox made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn St. Claire made a motion, seconded by Sharon Kophs, to approve the September 15 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Mike Beehler welcomed new members Mark Morgan and Michael Goff.
- Cathy Murcia disclosed that she works for the company that managed the form-based code project.
- Mike Beehler reported on his attendance at the last City Council meeting.
- Sharon Kophs noted that her meeting with SPSCC regarding an entrepreneur program has been rescheduled for tomorrow.

3. **Director's Report:**

- Rick Walk noted that the City continues to work with Intercity Transit to extend service to the northeast/I-5 area. The Economic Development Council conducted a survey to assess needs and the results are being reviewed with IT.

4. **Public Hearing:**

Woodland District Hybrid Form-Based Code:

- Ryan Andrews gave some background information and went over amendments that have been made since the last review on September 15.
- There was a discussion on how the FBC provides for a flexibility of uses. Staff explained that the FBC gives a wide range of allowed uses as opposed to a lengthy list of allowed uses in the current code.
- Parking and traffic issues were discussed. Staff noted that there likely will not be any buildings that reach the 250-foot height limitation but rather will be in the four- to six-story range. In the event that parking becomes an issue, subterranean parking will need to be utilized, as stipulated in the code. According to the Woodland District Strategic Plan, as development occurs there are opportunities for connections to ease congestion.
- It was suggested that the City look at ways to incentivize improvements by businesses along Pacific Avenue, and ensure that development standards don't discourage improvements.
- A question was raised regarding gradual upgrades and meeting the compliance threshold. Staff explained that the current code has a five-year accumulative threshold but the new code does not specify; staff is working with the consultants to put that specification in place.
- There was a discussion about "street furniture" and who is responsible for sidewalk and intersection improvements. Staff explained that street furniture is basically the planter strip, and that the City is responsible for improvements through capital facilities.
- No public testimony was given.
- **Carolyn Cox made a motion, seconded by Paul Enns, to recommend to City Council the Woodland District Hybrid Form-Based Code with the added language regarding cumulative threshold. All were in favor, the motion carried.**

5. **Old Business:**

Economic Development Element:

- George Smith went over the changes that have been made to the Economic Development Element since the last review on September 1.
- It was suggested that the wording be changed to come across as more positive, especially in the sections on Collaboration and Legislative; and in Goal 5, policy B.

2016 Land Use Element Update Chapter 3 Topic Sections:

- Christy Osborn went over items that were affected by the completion of the Lacey Community Market Study and the draft Economic Element.
- Christy went over the goals and policies.
- There was a discussion about buildable land and whether or not it takes into account what we have. Staff noted that no, it is not very refined but needs to be.

6. **Communications and Announcements:** None.

7. **Next meeting:** October 20, 2015.

8. **Adjournment:** 9:00 p.m.



PLANNING COMMISSION STAFF REPORT

October 20, 2015

SUBJECT: 2016 Comprehensive Plan Update: Housing Element Review, Part 1

RECOMMENDATION: Review proposed content in Part 1 of the Draft Housing Element of the Comprehensive Plan.

TO: Lacey Planning Commission

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

ATTACHMENT(S): 1. Draft Housing Element, Part 1

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

The proposed changes to the Comprehensive Plan began in early 2013 and been reviewed by the Planning Commission at several points throughout the process.

BACKGROUND:

Part 1 of the draft Housing Element is attached for your review. The sections provide information on the planning context, demographics and income, and a housing profile and analysis that help inform the Housing Element. Part 2 of the Housing Element will include additional demographic information of special needs and homeless populations, individual planning areas, goals and policies, and recommended implementation measures.

The Housing Element was informed by the draft Land Use and Economic Element of the Comprehensive Plan. The discussion includes:

- The need to accommodate an increase of over 32,000 additional people within our urban growth area including workers and their families associated with 60,00 new jobs
- Providing adequate land supply for housing needs
- The need to address changing demographic and economic needs
- Coordination with regional agencies to meet housing goals
- Analysis of housing types, occupancy, and affordability

RECOMMENDATION:

The Planning Commission will review and comment on the draft content of the Part 1 of the Draft Housing Element. Suggested revisions to the draft will be made by staff for inclusion into the Housing Element in conjunction with the review of Part 2 of the element.

Housing Element

Community Vision – Lacey includes a broad choice of housing types at a range of prices, including affordable homes in diverse, safe settings that maintain a high quality of life.

Introduction

Housing conditions have a direct impact on Lacey’s quality of life. Residents place a high value on having a safe and comfortable place to live, in a home that is affordable and is located in an area that is attractive and conveniently located. Through the **Envision Lacey** process, citizens responded that vibrant neighborhoods that ensure a full range of affordable housing options are important to them. Residents also indicated that new and existing residential neighborhoods should provide a high-quality appearance and function that provide for the day-to-day needs of residents.

Economic and population forecasts for the planning period indicate an increase of 60,000 jobs in Thurston County and the need for the City to accommodate an increase of over 32,000 additional people within our urban growth area. The increased number of jobs and workers and their families will need housing. As the cost of housing increases in the Central Puget Sound region, the number of people relocating to our area and commuting to jobs is also expected to increase.

While single-family neighborhoods have remained a staple in Lacey, the number and variety of multifamily housing choices have slowly increased in the last several years including in mixed-use developments. The Comprehensive Plan calls for distribution of a range of housing types to provide for the housing needs of Lacey’s full demographic profile. The Plan also proposes the use of compact mixed use housing forms to provide conservation of buildable land resources and opportunity for a range of housing styles and choices.

It is anticipated that Lacey will continue to transition from a suburban community to a more urban community with a strong employment base. Through careful planning and community involvement, changes and advances in housing styles and development can be embraced by the community. Residents will be able to enjoy an increased connection to their neighborhood and to the community as a whole.

The housing element is organized into sections providing a planning context for housing policies, legislative directives, regional cooperation and planning, and

community values. The element also contains a profile of Lacey's existing and projected housing needs, and identifies general and affordable housing issues.

Planning Context - State & Regional Direction

The Growth Management Act (GMA) (Act) requires jurisdictions to identify the projected housing needs of each city and to make adequate provisions for existing and projected needs of all economic segments of the community. Jurisdictions must demonstrate how they plan to meet GMA goals for affordable housing, including providing an inventory and analysis of existing and projected housing needs.. The overall GMA planning goals for housing are:

- Ensure housing for all economic segments of the population;
- Participate in making available a fair share of affordable housing, including housing for people with special needs;
- Promote zoning classifications which allow a variety of residential densities and housing types;
- Encourage preservation of existing home stock; and
- Assure that housing complies with local, state, and federal fair housing laws.

Housing policies cannot be used to regulate manufactured housing differently than site built housing. For city's with a population over 20,000; provisions for accessory dwelling units (ADUs) in single-family residential areas must be allowed. An ADU is a small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities needed for day-to-day living independent of the main home, including a kitchen, sleeping area, and a bathroom. Code provisions can be put in place that include specific size limits, location, and if they can be created as a separate unit within an existing home or as a separate structure.

The County-Wide Planning Policies (CWPP's) are policy statements used to provide a county framework for the development of local comprehensive plans to ensure the coordination and consistency between City and County Comprehensive Plans and provide a framework for joint planning between local jurisdictions.

The CWPP's were updated in 2015 to reflect policies that are contained in the regional sustainability plan titled "Creating Places – Preserving Spaces: A Sustainable Development Plan for the Thurston Region." The CWPP's contain seven policies applicable to providing sustainable and affordable housing. These policies are:

- 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;
- Accommodate low and moderate income housing throughout each jurisdiction rather than isolated in certain areas;
- Explore ways to reduce the costs of housing;
- Establish and maintain a process to accomplish a fair share distribution of housing among the jurisdictions;
- 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;
- Regularly examine and modify policies that pose barriers to affordable housing; and
- 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.

Local Context

Housing needs rarely recognize jurisdictional boundaries and these needs are rarely solved by a single community or agency. For these reasons, the City works with regional agencies to support a regional approach and cooperation among agencies to meet its housing goals. Without this cooperation, the City and the region will fail to meet its housing goals.

A number of public, private, and nonprofit organizations provide support for affordable housing services, including the Housing Authority of Thurston County. The Housing Authority provides emergency, traditional and permanent housing for persons with disabilities, low income, and at-risk individuals and families.

The HOME Consortium is an eight member advisory board responsible for jurisdictional administration of Thurston County's housing programs. The Consortium is comprised of public elected officials from Thurston County cities and Thurston County. The Consortium is an advisory board and makes county housing funding and policy recommendations for the HOME Investment Partnership Housing Program, the Affordable Housing Program, and Homeless Housing Programs.

Thurston County has been designated an Urban County for the Federal Community Development Block Grant (CDBG) Program. Thurston County partners with Lacey and area cities for federal funding to serve low-income individuals and families in the County. The City of Olympia operates a separate CDBG program. CDBG funds various programs including affordable housing. This program must benefit low and moderate income persons, prevent or eliminate slums or blight, or address existing and urgent community development needs that pose serious or immediate threat to the health or welfare of the community.

Relationship of Housing Element to Other Comprehensive Plan Elements

The housing element goes beyond the projection of housing needed to meet population growth. Land use, transportation, capital improvements, and environmental issues are important considerations when planning to provide housing at affordable costs, both to the consumer and the long-term fiscal costs to the City.

The Housing Element is closely linked to other elements of the Comprehensive Plan. For example, the Land Use Element defines the intent and location of residential land use designations and densities. Both the spatial location of residential zones and the range of densities will impact housing issues. Densities will determine how much land is available to accommodate anticipated urban growth. Allowed densities and standards in different land use zones must provide for the anticipated demand of various housing types to accommodate needs. Locations should be sensitive to the desirability of specific areas for housing considering land use policies, needs, and community input.

The housing element is also strongly linked to the community's transportation system. Housing will affect commuting patterns and transportation costs, as well as required expenditures for roads and multimodal facilities and improvements. If there is a lack of affordable housing in an area, people will be forced to commute increased distances to work and to other services. If housing is located in areas without consideration of transportation issues, significant impact can be expected to occur in the transportation system.

Housing is directly connected to capital improvement and facilities plans because of impacts to transportation and the need for urban services such as water, stormwater, sewer, parks, and other recreational facilities. The placement of housing impacts the need and timing for capital improvements, including schools. Housing needs to be located in an area where necessary infrastructure is either available or can be provided in a cost effective and efficient way.

The siting residential development needs to consider impacts to environmentally sensitive areas addressed in the environmental element and in sensitive area regulations. High density development misplaced in these areas can impact the functions and value of these resources. Housing needs must be met without compromising the values and functions of our sensitive areas that contribute to our quality of life.

Demographic Profile Relating to Housing Needs

Population, Characteristics, and Trends

The 2010 census estimates that 42,393 persons were residing in the City of Lacey with an additional 33,140 residing in the unincorporated UGA for a total population of 75,533. For the 20-year planning period it is estimated that the population of Lacey will be 53,090 with another 54,630 people will reside in the UGA for a total population of 107,720. This increase equates to an approximately 30% increase in population by the year 2035.

Table 1 delineates the total population in Lacey by age and gender based on 2010 U.S. Census data. These figures are used to determine the number of school aged children, the number of persons who may be first time home buyers, and the elderly population. These groups have influence on specific housing needs.

TABLE 1

Population Distribution by Age and Gender			
2010			
Age	Male	Female	Total
0-4	1,743	1,608	3,351
5-14	2,880	2,613	5,493
15-19	1,252	1,364	2,616
20-24	1,472	1,658	3,130
25-34	3,404	3,701	7,105
35-44	2,672	2,721	5,393
45-54	2,213	2,557	4,770
55-64	1,978	2,488	4,466
65-74	1,229	1,654	2,883
75+	1,147	1,939	3,086
Total Population	20,090	22,303	42,393

First time home buyers are typically found within the 20-34 year age group. This age group contains a total of 10,235 persons in Lacey, accounting for approximately 24%

of the population. Additionally, 5,969 persons are 65-years or older, or approximately 14% of the population. Persons aged 75 years or older, are usually defined as the frail elderly, and are considered as a special needs population in most assessments. The greatest increases in population from the 2000 census have occurred in the 25-34 year age group and the 55-64 year age group. Females are approximately 53% of the population due to longer life expectancy beginning at ages 55-64.

The 2010 census also indicates that there are approximately 8,109 school aged children from 5 years to 19-years of age or approximately 19% of the incorporated population. The percentage of school age children living within the city limits decreased approximately 2.5% from the preceding 10 years.

Household Characteristics and Trends

For housing studies and needs analysis, household characteristics are important to determine the type of housing units the population will need. Census information provides specific household characteristic information for Thurston County and the City of Lacey.

In 2010 there were a total of 16,949 households in Lacey. Statistics show that the average household size is 2.44 persons which is down slightly from 2.47 persons in 2000. Historical information indicates that household size has been steadily declining, indicating a trend toward fewer children. For example, the average household size in 1960 was 3.44 persons. Approximately 36% of Lacey's families include children and about 27% of households have other family members residing in their home the majority of which are aged 65 years and over, up from 23% in 2000.

In looking at statistics for single parent households, approximately 63.8% of the households with female householder (no husband present) have related children.

Income/Employment Characteristics

Income and employment characteristics are important in housing analysis to understand the profile of area residents in order to plan for their needs and preferences. Social characteristic information is available through the 2010 census and 2014 employment estimates from TRPC. A 2014 estimate shows a total of 25,245 persons in Lacey and its UGA within the labor force. Employment forecast for the year 2040 show an increase of 15,240 jobs for a total employment base of 40,485 jobs. Forecasts indicate increased employment is construction and utilities, wholesale trade, and retail trade. Manufacturing jobs are expected to continue to decrease based on past trends.

Specific income profile is available for Lacey from the 2010 census. 7.6% of households in Lacey had an income of less than \$15,000 per year. The most common household income range was in the \$50,000 to \$74,999 level, with 25% of households falling in this range. This is followed by 16.3% of the population falling in the \$75,000 to \$99,999 income level and 15.3% in the \$35,000 to \$49,999 level. Lacey's median income level in 2010 was \$58,835.

Statistics on poverty level status is also provided. 10.7% of people residing in Lacey are living at or below the poverty level. This percentage increases dramatically for families with female householders (no husband present). For female head of household with related children under 18-years of age, 45.9% are living below the poverty level. That percentage increases for female head of household with related children under 5-years of age to 65.7%.

Demographic information identifies the importance of providing for the needs of changing household types and supported policies that encourage a mix of housing types and sizes. In addition to meeting the housing demands created by population and employment growth, the need to accommodate the diverse needs of Lacey residents through changes in age, family size and various income levels is warranted.

Housing Profile and Analysis

Housing Types

The type of housing that is available is important to have a clear picture of Lacey's housing stock to meet current and future needs. There were an estimated 19,800 housing units in Lacey in 2015, with an additional 13,700 units within the unincorporated UGA according to data from Thurston Regional Planning. The vast majority of housing units in the City and UGA, a total of 68%, are single family detached homes. Another 8,400 units, or 25% of the total are multifamily units, and the remaining 2,270 are manufactured homes accounting for 8% of housing units.

With the increased demand for housing between 2003 and 2006, housing costs escalated as significant development occurred. In 2005, Lacey greatly exceeded all other cities and unincorporated areas in Thurston County for the number of new residential lots and housing units constructed during this time. This trend shifted in 2007, siding with the economic recession and the unincorporated areas of Thurston County creating the majority of residential lots. In 2013, the unincorporated Thurston County had greatest number of new residential lots totaling 272, followed by Lacey with 152 lots.

Housing Occupancy

Housing occupancy refers to the occupancy of housing units by owners or renters. This information is important to access community housing needs. Of the 16,949 total units occupied in 2010, 9,716 were owner occupied and 7,233 were tenant occupied. This amounts to a ratio of 57.3% of home ownership and 42.7% tenant occupied units. Lacey has a higher percentage of home ownership than either Olympia (49.5%) or Tumwater (54.2%). The number of households in Thurston County that live in rental housing has incrementally increased from 26% in 1960 to 33% in 2010. Greater percentages of rental occupied units are found in the more populated cities in the County.

Vacancy Rates

The vacancy rates in 2014 for a one bedroom unit were 2.9%, 4.1% for a two bedroom unit, and 3.4% for a three bedroom unit.

Housing Costs/Affordability

According to the Northwest Multiple Listing Service, the average sale price for a home in Lacey in 2013 was \$224,856, compared to \$140,134 in 1990. In 2007, the average home sale price hit a high of \$315,369.

Information is also available regarding average rent prices. TRPC data show that the majority of rents for a home or duplex to be \$730 for a one bedroom unit and \$1160 for a three bedroom unit in Thurston County. Rental costs in Lacey exceed these costs due to location and levels of services. In 2001, a one bedroom unit rented for \$515 and a two bedroom unit rented for \$578.

The “housing affordability index” is a way of measuring a household’s ability to purchase a home. When the index is 100, there is a balance between the family’s ability to pay and the cost. A higher index indicates it is easier for a family to pay and a lower index indicates that it is more difficult. The County’s affordability index was calculated at 99.0 the first quarter of 2014 for a first time buyer. This indicates that the first time home buyer has less household income than required to purchase a home.

Affordable housing is defined as not more than 30 percent of a household’s gross income. However, it is commonly known that many households are spending more than this amount on housing.

Forecasted Housing Profile

Based upon population estimates for Thurston County and the Buildable Lands Report, Regional Planning has developed a forecast for housing for the UGA> This study

forecasts housing development and allocation over 5-year increments. Table 2 forecasts the dwelling units for the City and UGA to the year 2035.

Number of Dwelling Units for Lacey and UGA				
	2020	2025	2030	2035
Lacey	21,480	22,290	23,000	23,470
UGA	15,540	17,660	19,910	22,090
Total	37,020	39,950	42,910	45,560



PLANNING COMMISSION STAFF REPORT

October 20, 2015

SUBJECT: Land Use Element—Envision Lacey Outreach

RECOMMENDATION: Hear a briefing from staff on the status of the Envision Lacey outreach program associated with the 2016 update to the Comprehensive Plan. No action is requested of the Planning Commission.

TO: Lacey Planning Commission

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

ATTACHMENT(S): 1. Envision Lacey Public Participation Plan
2. CR₂ Plan Prioritization List of Community Measures

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

The Planning Commission has held several work sessions throughout the update of the land use element and the Envision Lacey process with the most recent being the February 17th Planning Commission briefing.

BACKGROUND:

Since 2013, the City has been drafting an update to the City's Comprehensive Plan to comply with the statutory deadline of June 30, 2016. The Planning Commission has reviewed all of the various elements through development including the Land Use Element, Environmental Element, Economic Development Element, Utilities Element, and the update to the Wastewater Comprehensive Plan (among others).

Associated with the development of the draft elements has been the outreach conducted to engage the community under the Envision Lacey public participation plan (see attached). This outreach has been done in two phases at the following events:

Phase 1:

- Military Family Day, September 7, 2013 at Cabela's
- Lacey Community Market, September 14, 2013 at Huntamer Park
- Children's Day, October 5, 2013 at Huntamer Park
- Open house held at Lacey City Hall on October 15, 2013
- Open house held at Lacey Elementary on February 11, 2014

At the conclusion of the outreach done for phase 1, the Plan was re-drafted to incorporate community feedback received at the various events and to focus and hone concepts including refinement of goals and policies and inclusion of specific implementation items. These drafts have been reviewed by the Planning Commission and were rolled out as part of the current phase 2 outreach program that includes:

Phase 2:

- HOA Academy, June 13, 2015 at Lacey Community Center
- South Sound BBQ Fest, July 11, 2015 at Huntamer Park
- Council on the Road, July 16, 2015 at Mountain View Elementary
- Cops, Cars, and Kids, August 1, 2015 at Lacey City Hall
- Children's Entertainment Series, August 4, 2015 at Huntamer Park
- Summers End Car Show, September 19, 2015 at Huntamer Park

Phase 2 of the outreach specifically asked the community what community-wide measures should be taken to meet the carbon emissions reduction target outlined in the CR₂ Plan to achieve a level of 15% below 2005 by 2020. The results of this straw poll are attached to the staff report. Staff will present the findings of the poll and also discuss options for refining how ideas are prioritized in the CR₂ Plan.

As the summer events have concluded, presentations on Envision Lacey have begun including presentation with community organizations, Rotaries, Lions, Kiwanis, chambers of commerce, and homeowners associations. These presentations will also coincide with meetings scheduled to take the Planning Commission "on-the-road" to hold meetings specific with the area of the city that they are being held in. The first meeting is planned for December 1st at Horizons Elementary. This will cover the area primarily from the Woodland District south to Horizon Pointe within the city limits (Central and Horizons Planning Areas). Additional meetings will follow with one specific to northeast Lacey (Hawks Prairie and Pleasant Glade Planning Areas) and one specific to the Urban Growth Area east of the city limits to be held at Evergreen Forest Elementary.

Following these meetings in specific planning areas, the draft will be finalized and presented for final review by the Planning Commission prior to scheduling a public hearing which is anticipated in spring.

RECOMMENDATION:

The Planning Commission will review the Envision Lacey outreach that has been conducted to date and preview the upcoming events. No action is requested of the Planning Commission as this will be an update and discussion.

Envision Lacey: Shaping Our Future Together

Comprehensive Land Use Plan

Outreach Campaign / Public Participation

Phase II - 2015



Background

The Growth Management Act (1990) requires jurisdictions to develop long-range land use planning to accommodate growth in a manner which protects the environment and sustains our quality of life.

Issue

In 2013, Lacey staff completed an initial draft of the updated Comprehensive Land Use Plan. An outreach campaign was conducted to gather public feedback. Responses indicated a need for more specific information regarding strategies to accommodate growth.

Message / Challenge

Let's talk about specific land use strategies we can use to maintain our quality of life as the population of the Lacey area grows by 30,000 people in the next 20 years.

Audience

Adult population and business representatives from Lacey and Urban Growth Area

Goals

Collect informed and considered public feedback on the updated draft Plan.

Budget

\$2,500

Human Resources

In-house staff from CD & PA + Spokespeople (Planning Commission)

Outreach Approach

Inform, involve, and consult with citizens and business people.

Focus on engaging the public at community events.

Engage business people by speaking at business group forums and service club meetings.

Maintain the theme & logo to brand the engagement

Use interactive & passive outreach tactics

Evaluate effectiveness and adjust if necessary. (This evaluation may be intuitive, if not measured.)

General Timeline of Campaign

May - June 2015: Develop materials

June - September: Engage residents at public events

September – November: Engage the business community at local forums and club meetings

December 2015 - May 2016: Reviews / Revisions

June - July 2016: Adoption of updated Comp Plan

Envision Lacey Toolbox
Materials <ul style="list-style-type: none">• Display boards• Power point presentation• Utility billing inserts
Website <ul style="list-style-type: none">• www.ci.lacey.wa.us/EnvisionLacey Info, list of outreach booth events, draft of plan
2015 Community Event Opportunities <ul style="list-style-type: none">• June 13, HOA Academy• July 16, Council-On-the-Road• July 11, South Sound BBQ Festival• July 25 /26, PNW Mushroom Festival• August 1, Lacey Police Open House Event• August 4, Children's Entertainment Series• September 19, Summer's End Car Show
Meetings and Workshops <ul style="list-style-type: none">• HOA Fall quarter meeting
Presentation Opportunities (dates & times tba) <ul style="list-style-type: none">• NT Kiwanis• Gateway Rotary• Sunrise Lions• Lacey Rotary• HP Rotary• Panorama City Club• Lacey Chamber Board Meeting or Forum• League of Women Voters• OMB
Social Media <ul style="list-style-type: none">• Tweets• Facebook (if City of Lacey FB established)
Press Release <ul style="list-style-type: none">• Standard distribution - Announce outreach and direct public to website for details

Public Participation and Communication Plan

This plan establishes a basis for outreach to the community, including all those with a particular interest in the outcome, either as individuals or as representatives of a group.

Who will oversee the process? Who will make decisions?

Principal Planner Ryan Andrews and Associate Planner Christy Osborn will oversee the process and Rick Walk, Community Development Director, will approve final decisions.

Identified Project Stakeholders

The residents, businesses, and property owners in Lacey & UGA are the primary stakeholders. Additional stakeholders include other departments within the City of Lacey, North Thurston Public Schools, and neighboring municipalities.

How will the stakeholders be engaged in the process?

The next phase of outreach will engage the general public through informational booths at numerous community events during the summer of 2015. These tools will be used to educate, inform, and receive feedback:

- *Display boards to provide essential information*
- *Staff & spokespeople on hand to discuss issues and gather verbal feedback.*
- *Additional feedback opportunities (comment form, interactive boards)*
- *Giveaways promoting the Envision Lacey website*

Businesses and interest groups will be engaged through a series of presentations conducted October - May 2015 at meetings and forums of these service clubs and business groups:

- *NT Kiwanis*
- *Gateway Rotary*
- *Sunrise Lions*
- *Lacey Rotary*
- *HP Rotary*
- *Panorama City Club*
- *Lacey Chamber*
- *HOA winter quarter meeting*
- *League of Women Voters*
- *OMB*

Planning staff engages in interdepartmental communication as a standard course of business. Neighboring municipalities and North Thurston Public Schools will be provided an opportunity for input during the formal comment period prior to adoption of the final plan.

What other communication techniques will be used during the campaign?

A City webpage will be dedicated to Envision Lacey. The draft plan, outreach schedule, updates, and contacts will be posted throughout the campaign. Other communication tools for the campaign include:

Press release

Utility billing insert

Social media

How will staff evaluate and adjust this plan to ensure the public is effectively engaged?

Staff will continue to meet on a regular basis throughout the campaign to review the effectiveness of the Envision Lacey communication tools and revise as necessary.

Community Straw Poll--Prioritization of CR2 Measures

<u>Energy Efficiency</u>	<u># of Votes</u>
"Smart" utility meters	8
Promote passive homes	6
Promote ENERGY STAR appliances	6
Energy efficiency education	5
Energy efficiency challenge	3
Tax credits for efficiency upgrades	3
Meter-based financing	2
Energy performance rating system	1
Building performance disclosure	1
District heating and cooling	0
Peak demand energy pricing	0
 <u>Renewable Energy</u>	
Promote renewable energy	14
Solar or renewable challenge	13
Promote natural gas	4
Expand financing options	2
Local tax incentives	1
One block off the grid campaign	0
Co-generation power production	0
LID for district heating	0
 <u>Waste Reduction</u>	
Ban recyclables from garbage	12
Promote residential recycling	8
Promote commercial recycling	6
Expand education programs	4
Promote green purchasing	1
 <u>Land Use</u>	
Development incentives for transit-oriented development	8
Discourage sprawl through impact fees	5
Develop new neighborhoods around transit hubs	4
Development incentives for downtown	3
 <u>Green Building</u>	
Reward system for green buildings	4
Adopt building codes that exceed current guidelines	3
Loan rates or financial incentives	3
Encourage use of sustainable building materials	3
Adopt or encourage LEED building standards for commercial and/or residential projects	1
Expand opportunities for green remodeling	1
Promote ENERGY STAR commercial buildings	1
Green roofs	

Transportation

Anti-idling ordinance	9
Provide commuting incentives	8
Enhance trail system	7
Car sharing program	4
Pay-as-you-drive car insurance	4
Restrict idling at public facilities	2
Expand fiber-optic network	2
Alternative fueling stations	1
Total votes	173

Topics with the most votes:

Promote renewable energy	14
Solar or renewable challenge	13
Ban recyclables from garbage	12
Anti-idling ordinance	9
“Smart” utility meters	8
Promote residential recycling	8
Development incentives for transit-oriented development	8
Provide commuting incentives	8
Enhance trail system	7

