

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, April 5, 2016 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the March 1, 2016, 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.

Update on Low Impact Development Code Revisions: Doug Christenson, Stormwater Engineer; Samra Seymour, Associate Planner. Staff will provide an update on the LID Code Revisions Project and update to the Stormwater Design Manual associated with the NPDES Phase 2 permit mandate for LID integration.

Debrief on Meeting with Thurston County Planning Commission: Ryan Andrews, Planning Manager. The Planning Commission will discuss the recent meeting with the Thurston County Planning Commission on the 2016 Comprehensive Plan Update for Lacey's unincorporated urban growth area.

Review Department of Commerce Letter on Comprehensive Plan Update: Ryan Andrews, Planning Manager. The Planning Commission will review and discuss the comment letter received from the Washington State Department of Commerce related to 60-day review of the Comprehensive Plan Update.

Communications and Announcements: 8:55 p.m.

Next Meeting: April 19, 2016.

Adjournment: 9:00 p.m.

3/29/16

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
April 5, 2016**

Packets due: March 31st

1. **Worksession:** LID Stormwater Update
2. **Worksession:** Debrief on Thurston County Planning Commission Meeting
3. **Worksession:** Review of Department of Commerce Comments for Comprehensive Plan Update

**Planning Commission Meeting
April 19, 2016**

Packets due: April 14th

1. **Worksession:** OPMA/Social Media Training
2. **Worksession:** Econet Rezone
3. **Worksession:** Business Park Zoning Text Amendment

**Planning Commission Meeting
May 3, 2016**

Packets due: April 28th

1. **Worksession:** Update on Comprehensive Plan EIS

**Planning Commission Meeting
May 17, 2016**

Packets due: May 12th

1. **Public Hearing:** 2016 Comprehensive Plan Update (tentative)

Pending items:

LID Code Briefing, June 7 (Doug Christenson & Samra Seymour)

Stormwater Design Manual Briefing, July 5 (Doug Christenson & Samra Seymour)

LID Hearing, July 19 (Doug Christenson & Samra Seymour)

Comprehensive Plan for Outdoor Recreation Update

MINUTES

Lacey Planning Commission Meeting
Tuesday, March 1, 2016 – 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, Sharon Kophs, Carolyn St. Claire, Michael Goff, Cathy Murcia, Paul Enns, Carolyn Cox, Jason Gordon, and Mark Morgan. Staff present: Christy Osborn, Tom Palmateer, and Leah Bender.

Mike Beehler noted a quorum present.

Cathy Murcia made a motion, seconded by Mark Morgan, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Mark Morgan made a motion, seconded by Cathy Murcia, to approve the February 16, 2016, meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.
2. **Commission Member's Report:**
 - Paul Enns said he and Ryan Andrews presented Envision Lacey at Panorama.
 - Sharon Kophs reported on her attendance at the last Council meeting.
3. **Director's Report:**
 - Christy Osborn announced that Mike Beehler, Michael Goff, and Paul Enns will meet with Staff on March 9 regarding the Thurston County Planning Commission meeting on March 16.
 - Christy noted that there will be no Planning Commission meeting on March 15 as Commissioners will be attending the Thurston County Planning Commission meeting at 6:30 p.m., Wednesday, March 16.
4. **Public Hearing:**

2016-2035 Capital Facilities Plan:

 - No members of the public were present.
 - Tom Palmateer explained that the Capital Facilities Plan includes an inventory of existing capital facilities and a forecast of future needs. He indicated that the plan is updated on an annual basis and also lists capital improvement projects for the next six years, and shows what revenues will be used to fund them.
 - There was a question and answer period and Tom clarified some issues including the yearly variation of capital costs in each category, the state and federal project grant process, and projected revenue sources in the six-year financing plan.
 - Planning Commission thanked Tom for all the work he put into the Plan. Tom noted that many staff members contributed.
 - Mike Beehler closed the hearing at 7:30 p.m.
 - **Carolyn Cox made a motion, seconded by Cathy Murcia, to forward the 2016-2035 Capital Facilities Plan to Council. All were in favor, the motion carried.**
5. **Communications and Announcements:** None.
6. **Next meeting:** April 5, 2016.
7. **Adjournment:** 7:35 p.m.

memo

Date: April 5, 2016
To: Lacey Planning Commission
From: Samra Seymour, AICP, Associate Planner
Doug Christenson, PE, Stormwater Engineer
Subject: Update to NPDES Phase II Permit requirements for LID code integration and SDM update

Introduction

The NPDES Phase 2 Municipal Stormwater Permit requires the City of Lacey to make revisions to our local development-related codes, rules and standards. Lacey staff are conducting an interdepartmental project to address these requirements. The project, titled Code Revisions for Low Impact Development (LID) and Stormwater Design Manual (SDM) Update, combines two efforts that are interrelated and have an implementation deadline of December 31, 2016. The LID/SDM project involves extensive revisions and updates to local regulations related to land development and stormwater management, including the Lacey Municipal Code, the 2014 Development Guidelines & Public Works Standards, and the 2010 Stormwater Design Manual. At project completion, the revised codes, rules and standards will need to work together without gaps or conflicts, and will be applied to nearly all development projects with the intent (per Department of Ecology) of making LID the “preferred and commonly-used approach to site development.”

Overview of NPDES Phase II Permit Requirements

S5.C.4.f.i

No later than **December 31, 2016**, Permittees shall review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require low impact development (LID) principles and LID best management practices (BMPs).

The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. The revisions shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations. Permittees shall conduct a similar review and revision process, and consider the range of issues, outlined in the following document: *Integrating LID into Local Codes: A Guidebook for Local Governments* (Puget Sound Partnership, 2012).

S5.C.4.f.ii

Each Permittee shall submit a summary of the results of the review and revision process ... with the annual report due no later than **March 31, 2017**. This summary shall include, at a minimum, a list of the participants (job title, brief job description, and department represented), the codes, rules, standards, and other enforceable documents reviewed, and the revisions made to those documents which incorporate and require LID principles and LID BMPs. The summary shall include existing requirements for LID principles and LID BMPs in development-related codes.

Task Force Participants

Organization	Name	Constituency
Lacey Planning Commission	Sharon Kophs*	General Public
Olympia Master Builders	Joshua Deal*	Building Industry
Housing Authority of Thurston County	Bob Ricks	Housing/Non-profit
Capital Development Company	Chris Blume	Property Owner
Washington Forestry Consultants	Galen Wright	Forester
Thurston Climate Action Team	Graeme Sackrison*	Environmental Non-profit
Thurston County Resource Stewardship	Allison Osterberg	Thurston County
Thurston County Public Works	Mark Mauer*	
Key Bank	Reid Hemphill	Lender
Robert W. Droll Landscape Architects	Bob Droll	Landscape Architect
South Puget Sound Salmon Enhancement Group	Lance Winecka	Environmental Non-profit
Landau Associates	Calvin McCaughan*	Geotechnical & Soils
Hatton Godat Pantier	Steve Hatton*	Engineering Design
KPFF	Bob Holcomb*	Engineering Design

** indicates SDM Subcommittee participants*

Documents Identified for Review

Code/Document Name	
Title 10 - Vehicles and Traffic	City of Lacey 2016 Comprehensive Land Use Plan
Title 12 - Streets and Sidewalks	City of Lacey 2030 Comprehensive Transportation Plan
Title 13 – Water and Sewage	City of Lacey 2010 Comprehensive Plan for Outdoor Recreation
Title 14 – Buildings and Construction	Urban Forest Management Plan
Title 15 – Land Division	2010 Stormwater Design Manual
Title 16 – Zoning	2013 Water System Comprehensive Plan
Woodland District Form Based Code	Amended 2013 Stormwater Comprehensive Plan
City of Lacey Development Guidelines and Public Works Standards	

Key Preliminary Recommendations for City of Lacey Codes, Standards, and Documents

Document Reviewed	Key Preliminary Recommendations
Overarching Concepts	<p>Discussion Topics</p> <ul style="list-style-type: none"> • Revise surfacing standards to allow for and encourage permeable pavement material to be used for driveways, parking lots, off-street parking areas, low volume street types, bike paths, sidewalks, and pedestrian corridors (required where feasible by the Stormwater Design Manual) • Add allowance for density increases on sites that incorporate vegetated LID BMPs since they integrate native vegetation and serve as a visual amenity • Add flexibility in building height, setbacks, zero-lot lines, density, and other dimensional requirements for projects that incorporate LID beyond what is required • Add requirement that all areas where native soil has been removed shall be amended in accordance with the current City of Lacey Stormwater Design Manual • Revise open space standards to encourage incorporation of vegetated LID BMPs in open space landscaping plans <p>Other Key Preliminary Recommendations</p> <ul style="list-style-type: none"> • Revise landscaping requirements to require use of native regional plants or plant materials for landscaping • Revise standards requiring curb and gutters with construction of sidewalks, to allow deviations for curb cuts to vegetated LID BMPs (updating language to reflect what is already allowed) • Add language to allow and promote use of LID BMPs and native and drought tolerant vegetation to meet screening and buffer requirements • Add language to allow and promote the use of vegetated LID BMPs and drought tolerant native vegetation in planter strips • Add policies and language to allow and promote the use of LID BMPs in traffic calming • Revise parking area location requirements to allow exceptions for parking area placement on sites with wetlands and their associated buffers and forested areas • Revise standards requiring curb and gutters with construction of sidewalks, to allow deviations for curb cuts to vegetated LID BMPs (update language to reflect what is already allowed) • Add definitions for LID, bioretention, rain gardens, green roofs, permeable pavement, etc. • Where existing text references the 2010 City of Lacey Stormwater Design Manual, revise “2010” to “current”

Document Reviewed	Key Preliminary Recommendations
2014 Development Guidelines and Public Works Standards	<p>Discussion Topics</p> <ul style="list-style-type: none"> • Revise parking standards to promote use of one way drive aisles and angled parking in parking lots • (Optional) Add incentives for minimal excavation foundations and projects that retain native soils onsite. <p>Other Key Preliminary Recommendations</p> <ul style="list-style-type: none"> • Add permeable pavement trench patching requirements • Where existing text references Ecology’s 1992 stormwater manual, revise reference to current City of Lacey Stormwater Design Manual • Add allowable perpendicular utility crossings for stormwater facilities and define separation requirements • Add stormwater treatment and/or flow control BMPs (including LID BMPs) to standard checklists for design plans • Update erosion control requirements, and stormwater facility design and maintenance references to be consistent with the current City of Lacey Stormwater Design Manual • Update approved street tree list • Revise driveway standards to specify a two-track driveway design option for private properties • Add a reference to Element #13- Protect LID BMPs During Construction in the updated City of Lacey Stormwater Design Manual
Title 16 – Zoning	<p>Discussion Topics</p> <ul style="list-style-type: none"> • Revise parking standards to require evaluation of permeable pavement feasibility for off-street parking. • Revise community facility parking requirements to require evaluation of centralized parking structures to meet parking demands beyond what can be met with on-street parking <p>Other Key Preliminary Recommendations</p> <ul style="list-style-type: none"> • Add language to specify stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual • Revise sidewalk requirements to require permeable pavement for sidewalks where planter strips are not installed, if feasible • Encourage vegetated roofs where feasible in the Village Center • Other updates for consistency with DG & PW Standards

Document Reviewed	Key Preliminary Recommendations
2016 Comprehensive Land Use Plan	<p>Discussion Topics</p> <ul style="list-style-type: none"> • Add language to encourage preservation of environmental quality at the project scale, preserving areas with good infiltration for stormwater management, and preserving buffers around critical areas • Add language to encourage performance-based designs or planned unit developments (PUDs) to cluster land uses and increase opportunities to implement LID techniques <p>Other Key Preliminary Recommendations</p> <ul style="list-style-type: none"> • Revise language regarding NPDES Phase II permit requirement to incorporate LID best management practices by reviewing and revising development related codes, rules, and standards to include LID principles, which is also required by the permit. Revise date of required completion for LID code integration from 2015 to 2016 for consistency with the permit. • Other updates based on redlines in DG & PW Standards
Title 12 - Streets and Sidewalks	<ul style="list-style-type: none"> • Revise damage to property restoration requirements to require damaged vegetated areas within the right-of-way to be restored with compost amendments • Add maintenance requirements for street trees • Other updates based on redlines in DG & PW Standards
Title 14 – Buildings and Construction	<ul style="list-style-type: none"> • Add language to promote vegetated roofs as another potential screening technique • Revise parking lot requirements to require use of LID BMPs in parking lots, if feasible
Title 15 – Land Division	<ul style="list-style-type: none"> • See <i>Key Preliminary Recommendations</i> under <i>Overarching Concepts</i> at the beginning of this table
Urban Forestry Plan	<ul style="list-style-type: none"> • See <i>Key Preliminary Recommendations</i> under <i>Overarching Concepts</i> at the beginning of this table
Woodland Form Based Code	<ul style="list-style-type: none"> • Revise landscaping plan requirements to include a requirement for conserving native soils • Revise building and landscape frontage requirements to require/encourage compost amendments in unpaved setback areas • Revise landscape setback requirements to specify vegetated LID BMPs, such as rain gardens and bioretention, can be used to satisfy landscape setback requirements • Add language to promote rigid cells and stormwater treatment vaults (e.g., Filterra, Modular Wetland) for tree planting • Revise LID approaches (LIDA) for consistency with the updated City of Lacey Stormwater Design Manual • Other updates based on redlines in DG & PW Standards

Document Reviewed	Key Preliminary Recommendations
2015 Development Code update	<ul style="list-style-type: none"> See <i>Key Preliminary Recommendations</i> under <i>Overarching Concepts</i> at the beginning of this table
2030 Comprehensive Transportation Plan	<ul style="list-style-type: none"> See <i>Key Preliminary Recommendations</i> under <i>Overarching Concepts</i> at the beginning of this table

Gaps were not identified for the following codes/documents:

- Title 10 - Vehicles and Traffic
- Title 13 – Water and Sewage
- 2013 Water System Comprehensive Plan
- 2010 Stormwater Design Manual
- Amended 2013 Stormwater Comprehensive Plan

Summary of Some of the Major Changes Affecting the City of Lacey Stormwater Design Manual

Major Changes to the Department of Ecology’s 2012/2014 Stormwater Management Manual for Western Washington	Affect on City of Lacey Stormwater Design Manual (SDM) and Impacts on Staff and Development
Definitions: Added new terms (e.g. <i>hard surface</i>) and revised existing terms (e.g. <i>Low Impact Development (LID)</i> , <i>compost</i> , <i>subgrade</i>)	Must update the Glossary of Stormwater Terms as well as terminology throughout the SDM. May also impact the Lacey Municipal Code, as terms and definitions should be consistent.
Extensive new LID requirements. Projects triggering MR#5 must either meet the new “LID performance standard” or apply LID BMPs from prescribed “On-site Stormwater Management Lists.” Some of the BMPs comprising the lists include: rain gardens, runoff dispersion, permeable pavement, bioretention, and downspout infiltration.	Must update Core Requirement #5 with new LID requirements and implementation options. Results in extensive new parcel-scale BMP installations. Increases the developer’s site investigation, design, and construction complexity. Substantially increases City review and inspection time and complexity.
Significant changes to Stormwater Plan/Report Submittals: Preparation of Stormwater Site Plans is more involved, with specified site plan process and new requirements related to LID features: site investigation, soils analysis & report, covenants/easements, etc.	Must update submittal requirements. More up-front effort is required. Increases developer site investigation & submittal preparation effort. Substantially increases City intake/review and inspection time and complexity. Covenants/easements to ensure O&M of new LID BMPs.

Major Changes to the Department of Ecology’s 2012/2014 Stormwater Management Manual for Western Washington	Affect on City of Lacey Stormwater Design Manual (SDM) and Impacts on Staff and Development
Construction SWPPP requirements: Added Element 13 – “Protect Low Impact Development BMPs” to the Construction Stormwater Pollution Prevention Plan (SWPPP) requirements.	Must add Element 13 to the SWPPP requirements for Construction Erosion and Sediment Control. Increases City and developer review and inspection roles. Increases construction & inspection complexity.
Hydrologic Analysis & Standards: There are now two main types of computational (i.e., hydrologic modeling-based) flow-related standards: MR #7 (Flow Control) and MR #5 (On-site Stormwater Management/LID), and there are two hydrologic modeling programs accepted: WWHM (updated 2012) and MGS Flood.	Must revise flow-related standards in Chapter 7 – Flow Control Design. Intent is to improve facility design and performance. Increases developer design complexity. Greatly increases City review complexity. New modeling software and results analysis will necessitate staff training. (Note: The 2010 SDM had one flow control standard and one standard hydrologic modeling program.)
Large-Scale Centralized Infiltration: Significant changes were made to requirements related to flow control and treatment infiltration facilities, including the steps related to the design of infiltration facilities, requirements related to determining preliminary infiltration rates, and new requirements for groundwater mounding analyses and facility performance testing. The criteria and guidelines for determining hydraulic conductivity were revised, and subsurface characterization guidance was revised.	Must revise general criteria for Infiltration Facilities (e.g. basins and trenches) in Chapter 7, with new, explicit, complicated requirements and prescribed procedures, intended to improve facility design and performance. Substantially increases the developer’s site investigation complexity and design complexity, and substantially increases City review time and complexity.
On-site Stormwater Management BMPs: Added BMPs, revised BMP design criteria, and added infeasibility criteria. Revised design requirements for Dispersion BMPs, and BMPs were added to the On-site Stormwater Management section (these BMPs are now regulated, with specific design/use criteria) including BMP T5.15 Permeable Pavements, BMP T5.16 Vegetated Roofs, etc.	Must update and substantially revise BMP sections in the SDM. Creates more options for approved LID BMP designs. Intended to complement and facilitate compliance with revisions to MR #5. Increase in effort for developers and City staff to familiarize with the new BMPs and their applicability, limitations, design criteria, construction methods, and maintenance standards.

Schedule of Public Meetings for the LID Code Revisions & SDM Update Project

November 17, 2015	Presentation to Lacey Planning Commission on Stormwater Management, Low Impact Development, and the LID Code Revisions & SDM Update Project
November 19, 2015	Task Force Orientation Meeting
January 5, 2016	Interjurisdictional LID Workgroup Coordination Meeting at TRPC
February 23, 2016	SDM Subcommittee Meeting #1
March 9, 2016	LID Task Force Meeting #2
March 17, 2016	Briefing to City Manager & Directors on SDM changes and impacts
April 5, 2016	Briefing to Lacey Planning Commission on LID/SDM Project Update
April 8, 2016	Briefing to Utilities Committee on SDM changes and impacts
Late April/early May	SDM Subcommittee Meeting #2 (not yet scheduled)
Late April/early May	LID Task Force Meeting #3 (not yet scheduled)
May 3, 2016	Interjurisdictional LID Workgroup Coordination Meeting at TRPC
May 18, 2016 (tentative)	Briefing to Thurston County Planning Commission on Lacey's LID/SDM project
June 7, 2016	Briefing to Lacey Planning Commission on LID Code Integration
July 5, 2016	Briefing to Lacey Planning Commission on 2016 Stormwater Design Manual
July 19, 2016	Planning Commission Public Hearing for the LID Code Revisions & 2016 SDM
July-August 2016	Presentation(s) of the revised LMC, 2016 SDM, and 2016 DG&PWS to Lacey City Council
September 2016	Lacey City Council Adoption of the revised LMC, 2016 SDM, and 2016 DG&PWS



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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March 28, 2016

Mr. Ryan Andrews
Planning Manager
Post Office Box 3400
Lacey, Washington 98509-3400

RE: Proposed 2016 update to City of Lacey's Comprehensive Plan

Dear Mr. Andrews:

Thank you for sending Growth Management Services the proposed draft comprehensive plan elements that we received on February 19, 2016, and processed with Material ID No. 22110. We are impressed with the good work this submittal represents and are especially pleased that Lacey is preparing a new Environmental Impact Statement as part of the process. Please consider the following comments as you continue to refine the draft comprehensive plan:

We especially like the following:

- Each element includes concise goals and policies followed by implementation measures. Integrating implementation measures into the individual chapters provides the community with a clear picture on how goals and policies can be achieved through specific actions.
- The individual chapters do a good job making connections to the other comprehensive plan elements.
- The Land Use Element provides a good description of previous planning goals, updated community vision and land use strategies necessary to achieve growth targets, infill and economic development.
- The commitment to coordinated planning and service delivery with adjacent jurisdictions is supported by clear goals and policies.
- Recognition that demographic shifts will create demand for varied housing types, access to transit and services and walkable neighborhoods.
- Excellent descriptions, data and analysis of Lacey's subareas.
- Recognition of the importance of Joint Base Lewis-McChord (JBLM) to Lacey's economy and social dynamic.

Mr. Ryan Andrews

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- The capital facilities plan provides a tremendous amount of detail on revenues, individual projects, levels of service and descriptions of the facilities and services provided by the city.
- The Land Use Element includes reasonable strategies to increase densities through incentives and regulations.
- The Land Use Element includes proactive approach to reuse stormwater through reclaimed water utility.
- Fair share housing policies addressing need for low and moderate income households.

We have concerns about the following that you should address before you adopt your plan:

- Population and housing figures must be consistent throughout the comprehensive plan. The Land Use Element states that Lacey is forecasted to grow by 32,176 people during the 20-year planning horizon, requiring 13,406 additional housing units by 2035 (Pg. 2.9). These numbers are slightly different on page 3-5, where the population increase is reported at 33,160, translating to an additional 13,820 needed housing units. Also, the capital facilities plan uses a population projection of 42,010 additional people inside the city and associated urban growth areas (Pg. 2-5).
- The Housing Element states that 12,500 homes are needed to accommodate the projected population growth (Pg. 1). The Land Use Element reports that 13,406 dwelling units are needed (Pg. 2.9).
- The Utilities Element includes information on recent water right acquisitions and the need for Lacey to secure new water rights to accommodate growth. However, it is not clear if Lacey needs the water rights to accommodate the 20-year population allocation. If Lacey will run out of water rights before the end of the planning period, the plan should provide an estimated year that that this will occur and more detailed strategies on how future water rights will be secured, especially in light of the recent Supreme Court decision on the City of Yelm's water rights.

We have some suggestions for strengthening your plan and development regulation amendments that we encourage you to consider, either in these or future amendments:

- The Land Use Element includes goals and policies for Transportation, Utilities and Capital Facilities. To avoid confusion, we recommend moving these sections under the corresponding element.
- Land Use Element, page 2-10, last paragraph, third sentence, consider rewording for clarity.
- The Economic Development Element does not include implementation measures after goals and policies. All other elements include implementation measures.
- Recommend striking the fourth bullet point on Page 3 of the Economic Development Element under the heading "Demographics and Workforce". The language is negative and does not add value to the plan. Rather, a statement could be made that "the highly skilled and educated workforce employed by the State and JBLM is a source of pride for the community and contributes to our positive social fabric".

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- Economic Development, Page 5, second bullet under the “Legislative” heading. Recommend rewording as follows: “Lacey’s economic activity is sensitive to fluctuations in federal/defense spending that impact JBLM, such as sequestration”.
- Consider adding a policy in the Housing Element to address the unique housing needs of the military population, including active duty, reserves, dependents and contractors.
- Since the military population is largely commuters, Lacey may consider adopting policies or programs that guide housing for military close to transportation routes and coordinating JBLM specific transit routes with Intercity Transit.
- The City adopted its 2030 Transportation Plan in January 2013; however, the adopting Ordinance No. 1409 did not declare that the amended transportation plan was intended to be part of Lacey’s Growth Management Act (GMA) mandated 2016 Comprehensive Plan update. We recommend readopting the transportation plan when the city adopts its updated comprehensive plan.
- The capital facilities plan was submitted to Commerce for 60-day review prior to submittal of the comprehensive plan elements. If Lacey intends to adopt the capital facilities plan (CFP) before adopting the comprehensive plan, we recommend that the adopting ordinance clearly state that the CFP is part of the GMA mandated 2016 Comprehensive Plan update.

Congratulations to you and your staff for the good work these amendments represent. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 509.795.6884. We extend our continued support to the City of Lacey in achieving the goals of growth management.

Sincerely,



Scott Kuhta
Senior Planner
Growth Management Services

SK:lw

cc: Jeffrey Wilson, AICP, Senior Managing Director, Growth Management Services
David Andersen, AICP, Eastern Region Manager, Growth Management Services
Ike Nwankwo, Western Region Manager, Growth Management Services
Lon Wyrick, Executive Director, Thurston County Regional Planning Council