

**AGENDA**  
LACEY PLANNING COMMISSION MEETING  
Tuesday, July 19, 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 July 5, 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.

**Stormwater Design Manual LID Integration: Doug Christenson, Stormwater Engineer; Samra Seymour, Associate Planner.** The Planning Commission will review the proposed revisions to the City of Lacey Stormwater Design Manual associated with the NPDES Phase 2 permit mandate for LID integration. No action is requested as this is will continue the series of review sessions associated with the LID update project.

**2016/2017 Work Program Discussion: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner.** The Planning Commission will review and prioritize the implementation strategies identified in the 2016 Comprehensive Plan in preparation of the 2016/2017 work program for review at the joint meeting with the City Council to be held in late summer.

**Communications and Announcements:** 8:55 p.m.

**Next Meeting:** August 2, 2016.

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

6/27/16

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting  
July 5, 2016**

1. **Worksession:** LID Code Update Work Session #2 (Doug Christenson & Samra Seymour)

**Packets due: June 30<sup>th</sup>**

**Planning Commission Meeting  
July 19, 2016**

1. **Worksession:** Stormwater Design Manual Update Work Session #1 (Doug Christenson & Samra Seymour)
2. **Worksession:** 2016/17 Work Program Discussion

**Packets due: July 14<sup>th</sup>**

**Planning Commission Meeting  
August 2, 2016**

1. **Worksession:** Stormwater Design Manual Update Work Session #2 (Doug Christenson & Samra Seymour)

**Packets due: July 28<sup>th</sup>**

**City Council/Planning  
Commission Bus Tour**

1. **Bus Tour**

**August 4, 2016 Time TBD**

**Pending items:**

LID Hearing, August 16

LID Hearing Follow-up Work Session, September 6

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, July 5, 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, Carolyn Cox, Carolyn St. Claire, Sharon Kophs, Michael Goff, and Mark Morgan. Staff present: Rick Walk, Christy Osborn, Samra Seymour, Doug Christenson, and Leah Bender.

Mike Beehler noted a quorum present.

**Mark Morgan made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn Cox made a motion, seconded by Mark Morgan, to approve the June 21 meeting minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.
2. **Commission Member's Report:** None.
3. **Director's Report:**
  - Rick Walk announced that Jason Gordon has resigned from Planning Commission effective immediately. Staff will look at applications received in the last search, and the Mayor will decide if an applicant can be chosen or if recruitment will be necessary. The opening is for a City of Lacey resident.
  - Rick noted that the Bus Tour has been set for August 4, meet in the Council Chambers at 4:30 p.m. and the bus will leave at 5:30 p.m. The tour will be primarily in the northeast Lacey area.
  - Rick informed Planning Commission that Council will review the Comp Plan amendments at the July 21 worksession. Commissioners are welcome to attend.
4. **Old Business:**
  - Low Impact Development Code Amendments:**
    - Samra Seymour noted that the main changes to the Woodland District Form-Based Code in regards to LID were made to keep language consistent with Ecology and other City regulations.
    - There was a discussion about vegetated roofs and open space.
    - Samra went over some of the changes to the Development Guidelines and Public Works Standards.
    - There was a discussion regarding wet ponds.
    - Permeable paving was discussed. Samra explained that permeable surfaces will be allowed in minor local residential streets, private roads, alleys, sidewalks, and certain bike paths.
5. **Communications and Announcements:** None.
6. **Next meeting:** July 19, 2016.
7. **Adjournment:** 8:02 p.m.



## PLANNING COMMISSION STAFF REPORT

July 19, 2016

**SUBJECT:** 2016 Stormwater Design Manual

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**RECOMMENDATION:** No Action is needed. This will be the first work session to review and discuss the proposed regulatory changes in the City of Lacey 2016 Stormwater Design Manual.

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**TO:** Lacey Planning Commission

**STAFF CONTACTS:** Rick Walk, Director of Community Development  
Ryan Andrews, Planning Manager  
Samra Seymour, Associate Planner *SS*  
Doug Christenson, Stormwater Engineer *DC*

**ATTACHMENT(S):**

1. Table of Contents for Draft 2016 Stormwater Design Manual
2. Major Changes and Impacts
3. Flowcharts of Project Thresholds- (handout at meeting)
4. Core Requirement #5 - How LID is implemented (handout at meeting)

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

The Planning Commission has been briefed several times this year on the evolving stormwater regulations, including the Code Revisions for Low Impact Development (LID), during the April 5, June 21 and July 5, 2016 Planning Commission meetings. The City Council Utilities and Land Use Committees have also been briefed this year.

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**BACKGROUND:**

The City of Lacey's 2010 Stormwater Design Manual (SDM) is our current local regulatory document for stormwater management on new development and redevelopment projects. The NPDES Phase 2 Municipal Stormwater Permit requires local stormwater regulations to be extensively revised to be no less protective of surface water and groundwater than the Department of Ecology's 2012/2014 Stormwater Management Manual for Western Washington. This is in addition to the permit mandate to make revisions to our local development-related codes, rules and standards to incorporate and require LID. The "Code Revisions for LID" project is revising the Lacey Municipal Code to remove barriers to LID and to reference the latest SDM, while the concurrent "2016 Stormwater Design Manual" project is updating the

technical engineering criteria for design and submittal of stormwater management practices, including LID and other techniques.

The SDM is used by developers and their design engineers to create plans and documentation in support of development projects in Lacey. The SDM is also used internally for city projects. Our 1994 drainage design manual was used for stormwater design for sixteen years until the first version of the SDM was created and adopted in 2010. Now, just six years later, the 2016 SDM contains extensive revisions in response to rapidly-evolving stormwater requirements mandated under the NPDES Phase 2 Permit. The SDM works in conjunction with the Lacey Municipal Code and the Development Guidelines and Public Works Standards to encompass a complete suite of stormwater regulations intended primarily to protect water quality and prevent flooding.

### **SDM UPDATE PROCESS:**

During the summer of 2015 City staff and the consultant team (Herrera Environmental Consultants) began the process of updating the 2010 SDM. Due to the extensive revisions required, the process evolved into more of a complete rewrite, including modifications to the chapter layout and contents, to improve flow and clarity, and to make the manual as user-friendly as possible, given its inherent complexity. See attached table of contents.

In October 2015, a taskforce of external stakeholders was formed to provide input on the LID code revisions, and a subcommittee of that group met separately several times to provide feedback on the manual's content. The subcommittee's input helped resolve issues and contributed insight toward creation of the current draft 2016 manual.

Public involvement and participation in the SDM update process is continuing this summer. At present, the draft 2016 SDM is posted on the City of Lacey website for public review, and in early August an open house is being planned to present and answer questions about the 2016 SDM and LID Code Revisions.

### **MAJOR CHANGES & IMPACTS:**

The 2016 SDM reflects numerous changes in Ecology's 2012/2014 Stormwater Management Manual for Western Washington, including the following major changes that will impact developers, their engineers, and city staff (see Attachment 2 for further details):

- **Definitions:**  
New and revised terms and definitions must be incorporated into the 2016 SDM, which in turn affects the Lacey Municipal Code and the Development Guidelines and PW Standards.
- **Thresholds:**  
Stormwater requirements will be triggered by "hard surfaces" rather than impervious surfaces.
- **LID Requirements:**  
Low Impact Development is becoming the "preferred and commonly-used approach", with the revised LMC codes removing barriers to LID and the 2016 SDM providing the technical criteria for implementation and design on new development and redevelopment projects.

- **Submittals:**  
Significantly more up-front effort will be required of project applicants prior to submittal of initial stormwater concept plans for proposed development projects.
- **Construction Practices:**  
Construction-site stormwater pollution prevention plans (SWPPPs) will now need to address 13 elements, including standard practices such as silt fencing and stabilization of exposed soils plus a new element relating to protection of LID infiltration locations.
- **Hydrologic Standards and Analysis:**  
In addition to the current flow control standard (which requires attenuation of storm flows to prevent flooding and erosion), a new LID performance standard will also be implemented. To model the hydrologic effects of a project, the 2016 SDM will allow use of either Ecology's default modeling software (WWHM) or an alternate program (MGSFlood).
- **Large-scale Infiltration Facilities:**  
Significant changes were made to the procedures for design of large infiltration systems.
- **Site Procedures for Small-scale Infiltration:**  
An entirely new section relates to field testing, modeling, design and implementation of LID best management practices (BMPs).
- **On-site Stormwater Management:**  
New BMPs were added, existing BMPs have revised design criteria, and infeasibility criteria were added for bioretention and permeable pavement.

#### **RECOMMENDATION:**

Requesting that the Planning Commission review the draft 2016 Stormwater Design Manual and provide input and feedback. The 2016 SDM, along with the LMC code revisions for low impact development, must be adopted by the City Council and implemented no later than December 31, 2016 as mandated by the NPDES Phase 2 Permit.

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# Chapter 9 – Source Control

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## 2016 Stormwater Design Manual Update: Summary of Ecology’s Changes and Resulting Impacts

Ecology Volume	Major Changes to the Department of Ecology’s 2012/2014 Stormwater Management Manual for Western Washington	2016 SDM Chapter Affected	Impact on City of Lacey 2010→2016 Stormwater Design Manual
<b>Volume I –</b> Minimum Technical Requirements and Site Planning	<b>Definitions:</b> Added new terms (e.g. <i>hard surface</i> ), revised existing terms (e.g. <i>Low Impact Development (LID)</i> , <i>compost</i> , <i>subgrade</i> ), and added definitions for some previously-undefined terms (e.g. <i>vehicular use</i> ). Also changed definition of “receiving waters” to include groundwater.	<b>Chapter 1:</b> Glossary of Stormwater Terms and Acronyms  <b>Chapter 2:</b> Requirements for New Development and Redevelopment	Must update the Glossary of Stormwater Terms and Acronyms as well as terminology throughout the Stormwater Design Manual (SDM). <b>May also impact the LMC</b> as well, as terms and definitions should be consistent.
	<b>Thresholds:</b> Triggers for site stormwater requirements now based on “hard” surfaces (including permeable pavement and vegetated roofs), rather than “impervious” surfaces. Related to new LID requirements in substantially-revised Minimum Requirement (MR) #5 - On-site Stormwater Management.		Must update the thresholds and Core Requirements in Chapter 2 – Requirements for New Development and Redevelopment. Could impact stormwater utility charges that are based on “impervious” surfaces.
	<b>LID requirements:</b> <b>Extensive new LID requirements</b> in MR #5. Projects triggering MR#5 must either meet the new “LID performance standard” or apply LID BMPs from prescribed “On-site Stormwater Management Lists” (List #1 for smaller projects; List #2 for larger projects).  Projects implementing the list option must select the first feasible BMP for each land use type. Some of the BMPs comprising the lists include: rain gardens, permeable pavement, bioretention, runoff dispersion, downspout infiltration, and perforated stub-outs.		Must update Core Requirement #5 with new LID requirements and implementation options (LID Performance Standard and On-site Stormwater Management Lists). <b>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.</b>
	<b>Wetlands:</b> Notable Revisions to MR #8 – Wetlands Protection, and associated Appendix I-D (Guidelines for Wetlands when Managing Stormwater). Revised applicability, thresholds, and hydrologic analysis.		Affects CR #8, however, reviewed and determined no conflict between revisions to Appendix I-D (adopted by reference in Chapter 2 of the SDM) and the City of Lacey Critical Areas Ordinance.
	<b>Stormwater Plan/Report Submittals:</b> <b>Significant changes</b> to MR #1 – Preparation of Stormwater Site Plans, particularly regarding the site plan process and new requirements related to LID features (per MR #5): <ul style="list-style-type: none"> <li>• Added separate investigation and documentation requirements for projects subject to MRs #1 – #5 and projects subject to MRs #1 – #9.</li> <li>• Added requirements for soils analysis and soils report as part of the required site analysis.</li> <li>• Declaration of covenant and grant of easements are now required for projects that trigger MRs #1 – #5, as well as MRs #1 – #9.</li> </ul>	<b>Chapter 3:</b> Stormwater Submittals	Must update submittal requirements in Chapter 3 – Stormwater Submittals. More up-front effort is required, intended to better inform both the developer & City reviewers about site conditions. Covenant and easement requirements intended to ensure O&M of new parcel-scale BMPs. <b>Increases developer site investigation &amp; submittal preparation effort. Substantially increases City intake/review time and complexity. Increases City inspection complexity &amp; frequency.</b>

Ecology Volume	Major Changes to the Department of Ecology's 2012/2014 Stormwater Management Manual for Western Washington	2016 SDM Chapter Affected	Impact on City of Lacey 2010→2016 Stormwater Design Manual
Volume II – Construction Stormwater Pollution Prevention	<p><b>Construction SWPPP requirements:</b>  <b>Added Element 13 – “Protect Low Impact Development BMPs”</b> to MR #2, the Construction Stormwater Pollution Prevention Plan (SWPPP) requirements.</p>	<p><b>Chapter 5:</b>  Construction Erosion and Sediment Control</p>	<p>Must add Element 13 to the SWPPP requirements in Chapter 5 – Construction Erosion and Sediment Control. <b>Increases City and developer review and inspection roles related to new Element 13. Increases construction &amp; inspection complexity.</b></p>
Volume III – Hydrologic Analysis and Flow Control BMPs	<p><b>Hydrologic Analysis &amp; Standards:</b>  There are now <b>three main types of computational</b> (i.e., hydrologic modeling-based) <b>flow-related standards:</b> MR #7 (Flow Control), MR #8 (Wetlands Protection) and MR #5 (On-site Stormwater Management/LID), which includes a new LID Performance Standard. There are now <b>two hydrologic models</b> accepted: WWHM (updated 2012) and MGS Flood. Note: 2010 SDM allowed only one hydrologic model (WWHM).</p>	<p><b>Chapter 7:</b>  Flow Control Design</p>	<p>Must revise flow-related standards for CR #5 and CR #8 in Chapter 7 – Flow Control Design. Intent is to improve facility design &amp; performance. <b>Increases developer design complexity, and greatly increases City review complexity. New modeling software and results analysis will necessitate staff training.</b></p>
	<p><b>Large-Scale Centralized Infiltration:</b>  <b>Significant changes were made to all sub-sections related to flow control and treatment infiltration facilities,</b> including:</p> <ul style="list-style-type: none"> <li>• Steps for Design of Infiltration Facilities – “Simplified Approach:”  The steps related to the design of infiltration facilities were revised to reflect the new MR #5 LID-related requirements.</li> <li>• Steps for Design of Infiltration Facilities – “Detailed Approach:”  The detailed approach was revised to include the additions to the Simplified Approach (see above bullet), as well as to provide supplemental requirements for design. Requirements related to determining preliminary design infiltration rates were revised. Requirements for groundwater mounding analyses and facility performance testing were added.</li> <li>• Hydraulic Conductivity Guidelines: Revised the criteria and guidelines for determining hydraulic conductivity.</li> <li>• Site Characterization: Subsurface characterization guidance was revised and groundwater monitoring wells and grain-size analysis methods for determining infiltration rates were added.</li> </ul>		<p>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. <b>Substantially increases the developer’s site investigation complexity and design complexity, and substantially increases City review time.</b></p>
	<p><b>Small-Scale Distributed Infiltration:</b>  <b>Added an entirely new section</b> titled <i>Stormwater-related Site Procedures and Design Guidance for Bioretention and Permeable Pavement</i> to provide guidance related to field testing, computer modeling, and implementation of bioretention, rain gardens and permeable pavement.</p>		<p>Must add a section for Site Procedures related to bioretention, rain gardens, and permeable pavement. <b>Increases developer site investigation, design, and construction complexity. Increases City review and inspection complexity.</b></p>

Ecology Volume	Major Changes to the Department of Ecology's 2012/2014 Stormwater Management Manual for Western Washington	2016 SDM Chapter Affected	Impact on City of Lacey 2010→2016 Stormwater Design Manual
<b>Volume V –</b> Runoff Treatment BMPs	<b>On-site Stormwater Management BMPs:</b> <b>Added BMPs, revised BMP design criteria, and added infeasibility criteria.</b> <ul style="list-style-type: none"> <li>• Revised design requirements for Dispersion BMPs (BMP T5.11 Concentrated Flow Dispersion, BMP T5.12 Sheet Flow Dispersion, and BMP T5.30 Full Dispersion).</li> <li>• Added BMP T5.14A Rain Gardens, and BMP T5.14B Bioretention to differentiate between rain garden and bioretention requirements.</li> <li>• BMPs were added to the On-site Stormwater Management section (these BMPs are now regulated, with specific design/use criteria):               <ul style="list-style-type: none"> <li>• BMP T5.15 Permeable Pavements</li> <li>• BMP T5.16 Tree Retention and Tree Planting</li> <li>• BMP T5.16 Vegetated Roofs</li> <li>• BMP T5.18 Reverse Slope Sidewalks</li> <li>• BMP T5.19 Minimal Excavation Foundations</li> <li>• BMP T5.20 Rainwater Harvesting</li> </ul> </li> </ul>	<b>Chapter 7:</b> Flow Control Design (continued)	Must update and substantially revise BMP sections in Chapter 7 - Flow Control Design. 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.



## PLANNING COMMISSION STAFF REPORT

July 19, 2016

**SUBJECT:** 2016/2017 Work Program Discussion - Implementation

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**RECOMMENDATION:** Conduct a work session to prioritize tasks for the 2016-2017 Planning Commission Work Program in preparation of a joint meeting with the City Council scheduled for later this summer.

---

**TO:** Lacey Planning Commission

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

**ATTACHMENT(S):** 1. Draft 2016-2017 Planning Commission Work Program Implementation Tasks

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

The Planning Commission held several work sessions and a public hearing on the Draft Comprehensive Plan 2016-2035 and has made a recommendation of approval of the Plan to City Council.

---

**BACKGROUND:**

A joint City Council/Planning Commission meeting will be scheduled for later this summer to prepare the 2016/2017 work program. Planning staff would like the Planning Commission to review and prioritize implementation tasks for the work program. Many of these tasks have been identified in the Draft Comprehensive Plan as implementation strategies. The proposed implementation tasks have been attached to the staff report for discussion and prioritization by the Planning Commission.

Some of the implementation tasks identified are mandated updates by the state and others were identified specific work program items to implement the Comprehensive Plan and the community vision. Several of the implementation strategies contained in the Draft Plan have been recommended for adoption concurrently with the Plan amendments to Council and are not included in the draft work program.

**RECOMMENDATION:**

The Planning Commission will discuss and prioritize recommended implementation strategies contained in the Draft Comprehensive Plan in preparation for this discussion topic at a joint meeting later this summer.

# Draft 2016-2017 Planning Commission Work Program Implementation Tasks

## DEVELOPMENT CODE AUDIT/AMENDMENTS

- Complete audit of the development code to identify needed revisions, inconsistencies, and format changes.
- Critical Areas Ordinance Update
- SEPA/Impact Fees
- Woodland District-Adopt Style Guidelines
- Examine incentives and provisions in the development code and amend, where necessary, to increase incentives to achieve increased densities in desired areas.
- Review development standards for infill development to ensure compatibility between existing and new development.
- Adopt review criteria for proposed conversion of industrial land to residential land. Adopted review criteria shall include safeguards for an adequate supply of industrial land for future use.
- Develop regulations and codify requirements for street connectivity (street connectivity ordinance).
- Incorporate stormwater LID best management practices by reviewing and revising development related codes, rules, and standards to comply with the Stormwater Management Manual and the National Pollutant Discharge Elimination (NPDES) Phase II permit requirements. (In Process, completed by end of 2016)
- Review street standards to require the connection of street and pedestrian systems, where feasible.
- Review land use designations to provide for an adequate supply of mixed-use and higher density development patterns.
- Amend the development code to require a two-hundred foot buffer on all properties abutting Woodland Creek.

- Add review criteria to Chapter 16.45, Mineral Extraction District to require an analysis of designating new mineral resource lands in the UGA to determine if significant cost savings can be obtained from using minerals close to their source; the potential for reusing the mined land for other purposes once mining is complete; potential conflicts and impacts to adjacent urbanized areas; and impacts to designated critical areas.
- Re-examine designated agricultural lands for compatibility and intensity of nearby land uses, land values, and availability of public facilities to determine if more appropriate zoning should be put in place.
- Review and update design standards for wireless communication facilities.
- Include provisions for reasonable accommodations in planning and building standards that comply with the Fair Housing Act and the Washington Housing Policy Act.
- Include zoning mechanisms and development standards that can increase density in appropriate areas. These mechanisms may include infill development, including reevaluating infill standards for lots in developed neighborhoods; minimum densities for selected residential zones; zero lot line development; and density bonuses for multi-family and mixed-use developments.
- Consider including incentives for the multi-family tax exemption in other areas of the City including urban corridor areas, areas served by transit, and designated infill areas.(On-going)

## JOINT PLANNING

- Adoption of Joint Comprehensive Plan by Thurston County
- Require sewer to new residential development in the unincorporated portions of the UGA to increase densities and further the wise use of the available land supply.
- Update Martin Way Corridor Development Guidelines
- As part of the review of the Mixed Use High Density Corridor zone jointly with Thurston County, consider developing a subarea plan and form-based code for the Martin Way area between Carpenter Road and Galaxy Drive.
- Consider raising minimum density requirements and/or require a mix of housing types for large projects within the Moderate and High Density

Residential zoning districts to ensure they are not dominated by any one type of housing style.

- Review the Mixed Use High Density Corridor zone along Martin Way. The City and County Planning Commissions should review and update the zoning code for the corridor, specifically focusing on facilitating a mix of uses on larger parcels, a mix of uses within the corridor and identifying strategic parcels for more intensive study.
- Consider re-designating the “Agriculture” zoning district to an “urban holding area” so that Agriculture zones are precluded from developing until rezoned and/or sewer is available.
- Explore designating “urban holding areas” specifically within the Pleasant Glade and McAllister Geologically Sensitive Area, which would not be developed until such time that sewer service should be available. Should development in this area not be anticipated during the next twenty-year planning horizon, the City should consider removing the property from the UGA in conjunction with a robust public participation campaign.

## **LAND CAPACITY ANALYSIS-8-YEAR UPDATE**

- Evaluate existing commercial and industrial land use designations and provide additional areas to meet the land demand projections for the planning period.
- Review and update the development standards to include strategies and provisions that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwelling units, and inclusionary zoning.

## **SUBAREA PLANS**

- Golf Club Road subarea plan as Lacey’s first neighborhood plan.
- Depot District subarea plan.
- Develop subarea plans and form-based code provisions for identified priority commercial and mixed-use high density corridor areas (Also see Joint Planning)

## **STAFF WORK PROGRAM**

- Develop standards and programs complementary to economic development strategies identified in the Economic Element.

- Encourage Intercity Transit to extend regular bus service to northeast Lacey to serve and connect growing residential, commercial, and industrial development.
- Review the land use permitting process to ensure continued efficiencies in an attempt to not significantly add to development costs.

## SEPARATE ELEMENTS

- Pedestrian/Bike Plan - Develop a pedestrian and bicycle plan to inventory existing facilities, identify deficiencies, and identify capital improvements.
- Update Comprehensive Plan for Outdoor Recreation
- Prepare a comprehensive reclaimed water system plan to guide the future construction of a reclaimed water distribution system to serve Britton Parkway and future main street corridors and to secure additional water rights for the City. (Public Works)
- Capital Facilities Plan - Continue to coordinate planning with the Lacey Library Board and library district to determine appropriate facilities to meet future needs.
- Begin implementation of Phase II of the Carbon Reduction and Resiliency Plan.
- Maintain and update the six-year Capital Facilities Plan on an annual basis to coordinate and schedule utility capital improvements. (Recently completed)
- Establish an ongoing retrofit program for aging city stormwater facilities. (Water resources division)
- Participate in on-going regional efforts to plan for adequate affordable housing for very low, low, moderate, and middle income households consistent with the Countywide Planning Policies. (On-going with HOME Consortium)