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MEMORANDUM

TO: Hans Shepard, Senior Planner
City of Lacey Community & Economic Development

FROM: Scott Carte, GIS and Modeling Manager
Michael Ambrogi, Senior Planner
Thurston Regional Planning Council

DATE: May 27, 2025

SUBJECT: Proposed 2025 Comprehensive Plan Updates

OVERVIEW

The City of Lacey is proposing changes to its future land use map and zoning as part of its 2025 comprehensive Plan periodic update. City staff requested that Thurston Regional Planning Council (TRPC) review the proposed changes to identify potential impacts to the City's capacity for future housing units and congestion on roadways.

BACKGROUND

Thurston Regional Planning Council (TRPC) maintains two models relevant to jurisdictions' Comprehensive Planning requirements:

- A land capacity model which estimates acres of developable land and number of future dwelling units on a parcel based on existing land use, zoning, and development regulations. The current model is based on assumptions developed as part of TRPC's population and employment forecast (2018 update) and the 2021 Buildable Lands Report for Thurston County. Documentation is available at <https://www.trpc.org/236> (See "Population and Employment Land Supply Assumptions").
- A regional travel demand model which estimates vehicle volumes and vehicle volume to capacity (V/C) ratios on roadways. The current model was developed as part of TRPC's 2050 Regional Transportation Plan for the Thurston Region. Documentation is available at <https://www.trpc.org/319>.



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City staff provided a list of parcels with a proposed zoning change. Changes fell into three categories:

- Clean Up: Proposed changes bring the zoning in better alignment with existing use and parcel boundaries.
- Consolidation: Zones are being combined based on high level of permitted use overlap.
- Private Application: Rezone requests from the community or property owner.

FINDINGS

Future Land Use Map Changes

Although the City of Lacey is proposing changes to its future land use map as part of its Comprehensive Plan update, the changes do not affect TRPC's models, which are based on zoning and development regulations.

Effects on Future Housing

TRPC's land capacity model estimates that the proposed zoning changes would reduce future residential capacity on five parcels (20 units total) and increase capacity on two parcels (20 units total). The remaining 449 parcels are projected to have no change in future residential capacity.

Effects on Vehicle Volumes

Based on the relatively small projected change in future residential capacity due to the proposed zoning changes, TRPC expects future vehicle volumes and V/C ratios in line with those reported in the 2050 Regional Transportation Plan for the Thurston Region.

Scope and Timing of Proposed Changes

The City of Lacey is considering a range of Future Land Use Map amendments and zoning changes as part of the 2025 Comprehensive Plan Update. While all of these potential locations were evaluated by TRPC as part of this review, some of these proposed changes may not be adopted as part of the 2025 review cycle. That said, the reviewed locations would represent the greatest potential impact as a result of these proposed updates on both the land capacity model and the regional travel demand model. In the event that some of these locations are not adopted as part of the 2025 Comprehensive Plan, this would represent a smaller change than what was reviewed as part of this assessment. Based on the relatively small projected change in future residential capacity due to the proposed zoning changes, TRPC expects future vehicle volumes and V/C ratios in line with those reported in the 2050 Regional Transportation Plan for the Thurston Region.

Table 1: Summary of Proposed Zoning Changes

Change	Current Zoning	Proposed Zoning	Number of Parcels	Acres
Clean Up	CBD 7	OSI	15	348.3
Clean Up	CO	HDR	2	8.5
Clean Up	CO	NC	10	15.2
Clean Up	GC	MHDC	1	1.3
Clean Up	HD	NC	1	0.4
Clean Up	LD	OSI	3	42.0
Clean Up	ME	CBD 6	1	8.9
Clean Up	MMDC	MDR	86	10.9
Clean Up	MMDC	OSI	6	3.6
Clean Up	OSI	LDR	1	5.3
Clean Up	LD/MD/HD	OSI	7	42.2
Consolidation	CBD 7	CBD 6	15	18.3
Consolidation	CCD	GC	50	78.3
Consolidation	CCD	HDR	1	4.8
Consolidation	CCD	NC	5	12.9
Consolidation	CCD	OSI	1	0.5
Consolidation	MMDC	NC	10	9.7
Consolidation	OSI	MDR	1	5.9
Consolidation	Village Center	MDR	212	16.3
Consolidation	Village Center	OSI	13	4.1
Private	LHN	CBD 4	6	2.1
Private	LDR	CBD 5	8	17.5
Private	OSI	LDR	1	1.1