

**AGENDA**  
LACEY PLANNING COMMISSION MEETING  
Tuesday, May 11, 2022 – 6:00 p.m.  
**MEETING WILL BE IN-PERSON IN THE COUNCIL CHAMBERS AT LACEY CITY HALL**  
**420 COLLEGE ST SE**  
**AND BY VIDEO CONFERENCE**  
Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/83981986501>  
Or Telephone:  
Dial (for higher quality, dial a number based on your current location):  
US: +1 206 337 9723 or +1 253 215 8782 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)  
Webinar ID: 871 2403 3746  
YouTube: <https://youtu.be/qfibs46gNQ>

**Call to Order:** 6:00 p.m.

**Approval of Agenda & Consent Items:** 6:01 p.m.

- A. Approval of Agenda
- B. Approval of May 3 meeting minutes

**Public Comments:** 6:02 p.m.

**Commission Members' Reports:** 6:04 p.m.

**Director's Report:** 6:05 p.m.

**Public Hearing:** 6:10 p.m.

**Stormwater Design Manual Update: Doug Christenson, Water Resources Engineer.**

The Planning Commission will conduct a public hearing to take testimony on the proposed draft revisions to the City of Lacey Stormwater Design Manual. At the conclusion of the hearing, the Planning Commission will consider the testimony received and may make a recommendation on the revisions to the City Council.

**New Business:** 6:30 p.m.

**Martin Way Corridor Study: Ryan Andrews, Planning Manager.** The Planning Commission will be briefed by Thurston Regional Planning Council staff on the preliminary land use and transportation-related recommendations of the Martin Way Corridor Study. The study will consider different options for redevelopment, land use standards, and transportation facilities along the corridor, and will identify a future preferred alternative that incorporates public input.

**Communications and Announcements:** 6:55 p.m.

**Next Meeting:** June 7, 2022

**Adjournment:** 7:00 p.m.

5/9/22

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting  
May 17, 2022**

- 1. Public Hearing:** Stormwater Manual Update
- 2. Work Session:** Martin Way Corridor

**Packets due: May 12, 2022**

**Planning Commission Meeting  
June 7, 2022**

- 1. Public Hearing:** 6-Year Transportation Improvement Plan
- 2. Public Hearing:** 2022 Comp Plan Amendments
  - Water System Plan Update
  - Carpenter Road Rezone
  - LD Zone Consolidation

**Packets due: June 2, 2022**

**Planning Commission Meeting  
June 21, 2022**

- 1. Work Session:** 2022 Comp Plan Amendments Follow-up (if needed)
- 2. Work Session:** Planning Commission Education

**Packets due: June 16, 2022**

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, May 3, 2022 – 6:00 p.m.  
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Gail Madden

Planning Commission members present: Gail Madden, Kyrian MacMichael, Mark Mininger, Eddie Bishop, Alan Baum, and Daphne Retzlaff. Staff present: Ryan Andrews and Grant Beck.

Gail noted a quorum present.

**Eddie Bishop made a motion, seconded by Daphne Retzlaff, to approve the agenda for tonight's meeting and the April 19 meeting minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.
2. **Commission Members Reports:**
  - Daphne asked if Staff could provide info regarding multi-family options and available land at a future meeting.
  - Kyrian asked if rent control and affordable housing could also be discussed at a future meeting.
3. **Director's Report:** None.
4. **New Business:**

**Planning Commission Education: Ryan Andrews, Planning Manager; Grant Beck, Planning and Development Services Manager.**

  - Grant gave a presentation and some background information.
  - Ryan shared videos on Growth Management Act and Thurston Climate Mitigation.
  - A discussion followed.
5. **Communications and Announcements:** None.
6. **Next Meeting:** May 17, 2022.
7. **Adjournment:** 7:20 p.m.

*To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: [https://youtu.be/XezIL5\\_HX5Q](https://youtu.be/XezIL5_HX5Q)*



## PLANNING COMMISSION STAFF REPORT

May 17, 2022

**SUBJECT:** Stormwater Design Manual, 2022 Update - Public Hearing

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**RECOMMENDATION:** Hold a public hearing on the 2022 Stormwater Design Manual. After the conclusion of the public hearing, the Planning Commission is requested to recommend adoption of the 2022 Stormwater Design Manual to the City Council.

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**TO:** Lacey Planning Commission

**STAFF CONTACTS:** Rick Walk, Community and Economic Development Director *RW*  
Ryan Andrews, Planning Manager *RA*  
Doug Christenson, Water Resources Engineer *DC*

**ATTACHMENT(S):** Link to final draft of 2022 Stormwater Design Manual:  
[https://cityoflacey.org/resource\\_library/sdm-2022-under-review/](https://cityoflacey.org/resource_library/sdm-2022-under-review/)

**PRIOR REVIEW:** Planning Commission briefing on SDM update project, January 4, 2022.  
Planning Commission briefing on public review draft, February 1, 2022.

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### BACKGROUND:

The City of Lacey's Stormwater Design Manual (SDM) is our local regulatory document for stormwater management on construction sites and development projects. The SDM is a technical manual containing guidance and requirements applicable to virtually any land-altering project in the city, public or private. The SDM provides design criteria for runoff treatment and flow control best management practices (BMPs) to protect water quality and prevent flooding, and guidance for site plan/report submittals for project permit approval. The SDM is based on the Washington Department of Ecology's *Stormwater Management Manual for Western Washington* for baseline minimum requirements, applicability thresholds, definitions, limitations, and design criteria.

The current 2016 SDM has been updated to create a 2022 edition of the SDM, in compliance with the 2019-2024 *Western Washington Phase II Municipal Stormwater Permit*. The municipal permit regulates discharges from municipal stormwater systems, with the primary purpose being protection of water quality. Section S5.C.6 of the Permit requires local jurisdictions to "implement an ordinance or other enforceable mechanism that addresses runoff from new development, redevelopment, and construction site projects" and to "adopt and make effective a local program, no later than June 30, 2022, that meets the requirements" stated in the current Permit. Lacey has a well-established Stormwater Management Program that includes implementation of the SDM, along with many related activities such as site plan

review, drainage system maintenance, field inspections, etc. The updated 2022 SDM is intended to keep our “local program” in compliance with Permit Section S5.C.6.

The 2022 SDM is a moderate update to the current 2016 SDM. The chapter format, Core Requirements, and best management practices (BMPs) are largely the same as in the 2016 SDM. Revisions have been made throughout the SDM for improved clarity, minor corrections, and consistency. However, Ecology’s required updates for technical equivalency are not as extensive nor as impactful as in the previous update for the 2016 SDM.

In January 2022, draft updated chapters of the 2022 SDM were posted on the City of Lacey website for public review through February and March 2022. Along with the draft chapters, a document was posted summarizing the SDM changes, consisting of (1) a table describing Ecology’s nine significant changes that are required for equivalency; (2) a second table of updates and enhancements in each of the SDM’s nine chapters; and (3) a bulleted listing of various minor edits made throughout the 2022 SDM. Ecology’s required changes, and other key updates in the 2022 SDM, are summarized in the sections below.

The 2022 Stormwater Design Manual must be formally adopted by the Lacey City Council and made effective by no later than June 30, 2022 for compliance with the Western Washington Phase II Municipal Stormwater Permit.

## ECOLOGY’S REQUIRED CHANGES

The following updates are included in the 2022 SDM as required for functional equivalency with Appendix 1 of the 2019-2024 *Western Washington Phase II Municipal Stormwater Permit* and required portions of the 2019 *Stormwater Management Manual for Western Washington*:

1. Continuous-Simulation Modeling: The hydrologic modeling software used to predict the rates and volumes of stormwater runoff and to size BMPs must meet specific criteria, including direct modeling of low-impact development (LID) features. WWHM (Western Washington Hydrology Model) is the standard commonly-used software.
2. Replaced Hard Surfaces Redevelopment Threshold: Commercial redevelopment projects will be required to upgrade existing stormwater facilities if the value of the proposed improvements compared to the project site (limits of disturbance) exceeds the 50% value threshold.
3. Equivalent Areas: Allows a redevelopment project proponent to provide stormwater BMPs for an equivalent area on-site or off-site if specific guidance is followed.
4. Core Requirement #2 - Construction Stormwater Pollution Prevention: The thirteen elements of construction-site stormwater management have been updated for consistency with Ecology’s Construction Stormwater General Permit.
5. Core Requirement #5 - On-Site Stormwater Management: Clarified that BMP T5.13 (Post-construction Soil Quality & Depth) is required when using the LID Performance Standard for projects subject to Core Requirements #1-5. This was already included in the 2016 SDM, so no new impact.

6. Core Requirement #7 - Flow Control: Clarified that all conditions for exemption must be met before a project can direct-discharge to a flow control-exempt marine water. Since there is very little marine shoreline in Lacey, this is not impactful locally.
7. Concrete Washout: Updated to clarify that the requirements for washing-out concrete tools and equipment allow washout into formed areas awaiting concrete pour.
8. Core Requirement #3 - Source Control: Source control BMPs prevent contamination of runoff water at the source on developed sites. Ecology added more source control BMPs for additional activities that were not addressed previously.
9. Core Requirement #8 - Wetlands Protection: Ecology's Wetland Protection Guidelines have been updated to require monitoring and modeling of high-value wetlands. Ecology also refined the modeling requirements for lower-value wetlands.

## OTHER KEY CHANGES and ENHANCEMENTS

- Chapter 3 - Stormwater Submittals: The guidance and requirements for submittals of stormwater site plans have been revised into a clearer outline format, to facilitate more complete and consistent submittals of drainage reports and other documentation. The intent is to assist SDM users and reduce the delays in land-use approvals that have been occurring due to incomplete submittals.
- Chapter 4 - BMP Selection & LID Site Design: The LID Site Design BMPs have been moved into the short BMP selection-process chapter, to make preservation of native vegetation, reduction of effective impervious areas, and LID site design integration a more prominent part of the overall site planning process.
- Chapter 7 - Flow Control BMPs: Ecology's Underground Injection Control (UIC) program protects groundwater by regulating the discharge of fluids from UIC wells. Ecology's UIC guidance has been included in Appendix 7C of the 2022 SDM. Common shallow stormwater infiltration systems such as trenches and galleries are technically considered UIC wells, but an issue in Lacey has been the use of "deep UIC wells" for stormwater disposal. Deep injection wells have been implemented on three project sites with shallow subsurface glacial till that precludes normal infiltration. These projects used borings through the till to create stormwater injection wells, to infiltrate into the upper aquifer below the till. The main concerns with using deep UIC wells for stormwater are (1) they are not a western Washington standard BMP, (2) there is no standard guidance on their design, construction, or long-term maintenance, and (3) injecting stormwater at depth, below the protective glacial till layer, potentially endangers underground sources of drinking water. Due to these issues and local experience, Lacey staff have amended Ecology's guidance on deep UIC wells with Lacey-specific criteria, to help ensure future proposed deep UIC wells are analyzed, designed, and constructed for long-term viability and aquifer protection. The intent is to provide a potential path forward for project sites on till soils that would otherwise be unable to conform with the SDM, while ensuring that the subsurface analysis and UIC wells adequately protect Lacey's groundwater resources.
- Chapter 9 - Source Control: This chapter refers to Ecology's 2019 guidance for the many source control BMPs that could potentially apply to a site. However, two source control BMPs are included in the 2022 SDM with local amendments. S409 - BMPs for Fueling at

Dedicated Stations and S427 - BMPs for Storage of Liquid, Food Waste, or Dangerous Waste Containers include local adjustments and additional illustrations.

- Chapter 10 - Stormwater BMP Maintenance: This new chapter contains mostly existing information that was previously in Chapter 3 of the 2016 SDM, but since BMP maintenance applies long-term and not just for new submittals, it has been placed in a new stand-alone chapter.
- General clarifications: The current 2016 SDM has been implemented for more than five years, and during this time we have been keeping track of items that need clarification and/or corrections. While updating the SDM to meet Ecology requirements, staff is taking advantage of the opportunity to address minor clarifications and corrections throughout the manual, along with user enhancements to make the manual clearer and easier to use.

## **PUBLIC OUTREACH**

The primary users of the Stormwater Design Manual are civil design engineers and the development community. The primary users were directly contacted for their awareness and input during the public review period which culminated in an online webinar presentation and virtual open house on May 4, 2022. A link to the webinar is provided here: <https://youtu.be/-HEv5tWNOtQ> To date, there have been no public comments received on the proposed 2022 SDM.

## **RECOMMENDATION:**

Conduct a public hearing on the draft 2022 Stormwater Design Manual. After the conclusion of the hearing, the Planning Commission will consider the testimony received and is requested to make a recommendation to the Lacey City Council for adoption.



## PLANNING COMMISSION STAFF REPORT

May 17, 2022

**SUBJECT:** Martin Way Corridor Study

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**RECOMMENDATION:** Receive a briefing from Thurston Regional Planning Council staff on the preliminary land use and transportation recommendations of the Martin Way Corridor Study.

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**TO:** Lacey Planning Commission

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

**ATTACHMENTS:** None. See background information linked below.

**PRIOR REVIEW:** None. This is a work program item that began in 2020 and will conclude by the end of 2022.

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### BACKGROUND:

The Martin Way Corridor Study is a joint planning effort between Thurston Regional Planning Council, Thurston County, Intercity Transit and the Cities of Lacey and Olympia. The purpose of the Study is to develop a coordinated vision for the future of Martin Way—a former state highway that is the area’s primary alternative to Interstate 5. The Comprehensive Plan for Lacey and the Lacey Urban Growth Area identifies Martin Way as a prime location for growth and redevelopment in the next 20 years. This vision will identify infrastructure improvements, regulatory changes, and other tools to ensure that the corridor develops consistent with the vision.

The Martin Way Corridor Study will identify a common vision, as well as opportunities to develop the identity and character of the Martin Way corridor as it grows into the future. Actions may include ways to improve safety for all users of the corridor, access to businesses, routes for pedestrian and cyclists and connections to other destinations.

The Study, which began in late 2019/early 2020 and will end in late 2022, is split into three phases:

Phase 1: A [Current Conditions Report](#) was completed in October 2021. The report summarizes existing conditions along the corridor including information about the people who live and work within the corridor, land use and transportation patterns, and preferences among the public and business community. It also identifies some of the challenges and opportunities to achieving the vision of the corridor. A [Market Study](#) was also completed which identifies economic opportunities and constraints for private development along the corridor.

Phase 2 (currently near completion): This phase will identify a preferred alternative that incorporates public input. An [Opportunities/Alternatives Analysis](#) that considers different options for redevelopment, land use standards, and transportation facilities along the corridor is currently under review and is part of a virtual open house and public forum held on May 12<sup>th</sup>. A [Pro Forma Analysis](#) also has been completed during this phase which identifies the feasibility of various residential, commercial, and office development.

Phase 3 (to be completed by the end of 2022): Completion of an action plan that will identify future strategies to recommend specific and measurable improvements to development conditions and infrastructure that aligns with the vision.

At the work session, staff will brief the Planning Commission on the preliminary land use and transportation recommendations currently undergoing public review. The final recommendations will be presented in an action plan that will be reviewed at a later date. It is anticipated that this action plan will set the stage for a variety of adjustments to development codes (zoning and streets standards) and future infrastructure improvements that will help better align with the vision of the corridor.