I. INTRODUCTION
I. Introduction to the Land Use Element

The major thrust of the Growth Management Act is conservation and wise use of our lands. The Growth Management Act recognizes that land use, housing, transportation, utility and capital facility policies and provisions are intimately related and interact to shape our community’s growth. The land use element brings all of these components together and is the heart of the comprehensive plan.

The land use element establishes the desirable character, quality, and pattern of physical development of the City and its growth area. It will specify an appropriate amount and location of various land uses, appropriate densities and intensities, and the timing of land uses in various locations. By reviewing the use of land and timing for development, it will coordinate how Lacey and its growth area develop and how necessary infrastructure, such as roads, utilities and capital improvements, are coordinated to serve the expected growth.

The land use element must achieve and maintain desirable land use balances over a period of time. Several balances within this element must be struck: the balance between people’s use of the land and lands left in a natural state; the balance between urban, rural and resource types of uses and the balance among different types of uses in the urban and rural areas, such as residential or commercial, relative to the demand for such land uses. As such, the land use element acts as a guide to public and private decisions about when, where and how future development takes place and where public facilities are located.

In times of fast-paced growth, if we do not make conscious decisions about our limited land resources, decisions will continue to be made for us. If we are to use this limited resource wisely and conserve land for future generations, we must do more than react to land use problems. We must take positive action to direct our community’s future land use and character.

The land use element accomplishes this by designating the types of uses for land, the location of use and the timing, while coordinating those elements of the plan responsible for the provision of necessary infrastructure and services.

This land use element, as well as the housing, transportation, capital facilities and utilities elements, was prepared through a joint planning process between the City of Lacey and Thurston County, pursuant to requirements of countywide planning policies and the knowledge that interjurisdiction cooperation is necessary to further the joint land use interests of Thurston County and Lacey citizens. These comprehensive plan elements include background information, goals, policies, maps, and other information to guide the City of Lacey and Thurston County governmental actions within the Lacey growth area for the next 20 years.

There are some goals and policies that apply only to the incorporated City of Lacey, such as the policy that states, “Lacey should continue to review potential for development of a convention center” or “Lacey shall assist in the preparation of detailed plans for areas of special community significance.” Any such goals or policies applying only to incorporated areas are clearly stated as such by having clear reference to the City of Lacey. These goals and policies do not apply to areas under county jurisdiction and therefore the City of Lacey Council would not be required to participate in the unincorporated county implementation phases of the plan.

An annexation/urban development standards agreement is a key ingredient of the joint planning process. Those policies implemented by the annexation/urban development standards agreement have been implemented by the County. The list in Appendix II identifies the goals and policies of the Plan that do not rely on an annexation/urban development standards agreement for implementation by the County. Both jurisdictions will strive to implement all portions of the plan. Future amendments will be coordinated...
similar to original adoptions.

All other discussions, identified issues, goals or policies are assumed to apply both to the City and the unincorporated growth area. However, many of the policies provide specific guidance for development standards necessary to implement goals identified in the plan. The City will prepare specific implementing regulations in its zoning code and other development regulations to implement these policies; the County does not intend to prepare implementing legislation for development standards, but instead shall rely on an annexation/urban development standards agreement between the City and the County to adopt the City’s implementing legislation.