



City of Lacey, Washington

Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, January 10, 2024

6:00 PM

Executive Board Room and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge, and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as it has today. We recommend that community members read the Medicine Creek Treaty of 1854.

4. Approval of Agenda and Consent Agenda Items:

- A. Approval of Agenda
- B. Approval of December 5, 2023 meeting minutes
 - 1. December 5, 2023 Meeting Minutes

5. Public Comment:

Refer to the bottom of the agenda for instructions on how to provide public comment.

6. Commission Members' Reports:

7. Department Report:

8. New Business:

- A. **Nomination and Election of Officers for 2024.**

1. The Planning Commission will nominate and elect members to serve as chair and vice-chair for 2024.

B. Stipend Program and Demographic Survey: Shannon Kelley-Fong, Assistant City Manager.

1. The Planning Commission will be briefed on the advisory board stipend program as well as an upcoming demographic survey of advisory board members.

C. 2024/2025 Planning Commission Work Program: Ryan Andrews, Planning Manager.

1. The Planning Commission will review the elements of the draft 2024-2025 Work Program in preparation for the joint meeting with the City Council to be held January 23rd.

2024-2025 Work Program Attachments

9. Old Business:

A. Draft Neighborhood Commercial Amendments: Hans Shepherd, Senior Planner.

1. Staff will brief the Planning Commission on the draft amendments to the Neighborhood Commercial zoning district (LMC 16.36). The Planning Commission will review the amendments and provide suggested edits. A public hearing on the draft amendments is scheduled for February 14th.

Neighborhood Commerical Attachments

10. Communications and Announcements:

- A. Planning Commission Schedule

11. Next Meeting: February 14, 2024

12. Adjournment

Attend Remote or In Person

The public may attend the meeting in person, or you may view or listen to the meeting using one of the following platforms:

In Person: Executive Board Room at Lacey City Hall
420 College Street SE, Lacey, WA 98503

Zoom: <https://us02web.zoom.us/j/89018401013>

Website: <https://cityoflacey.org/government/public-meetings/>

YouTube: <https://www.youtube.com/watch?v=8jSeesBaKnc>

Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 890 1840 1013)



MINUTES

Lacey Planning Commission Meeting
Tuesday, December 5, 2023 – 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 Dave Wasson

Planning Commission members present: Dave Wasson, Kyrian MacMichael, Mark Mininger, Jeff Gadman, Gail Madden, Judith Doyle, Eddie Bishop and Daphne Retzlaff. Staff present: Ryan Andrews, Grant Beck, Hans Shepherd, and Erin Skelley

Dave noted a quorum present. Daphne Retzlaff read the Land Acknowledgement.

Gail Madden made a motion, seconded by Jeff Gadman to approve the agenda for tonight's meeting. All were in favor, the motion carried.

- 1) **Public Comments:** No public comments
- 2) **Commission Members Reports:** Judith Doyle, Gail Madden, and Kyrian MacMichael all attended the Lights Parade. Kyrian attended a Thurston County event about inclusionary housing and asked if Lacey had anything similar planned. Ryan Andrews explained the incentives that the City offers to construct affordable housing.
- 3) **Department Report:** On November 28th, Ryan Andrews and Hans Shepherd attended a Joint Plan meeting that was intended to be a vote from the County Commissioners to move the plan forward. It has been rescheduled to December 12th to ensure that the new Commissioners have ample time to review the materials. Ryan informed the commission that interviews for the new Community and Economic Development Director will be held December 7th and 8th. The interviews to fill the vacant Planning Commission seats will be held the following week.
- 4) **Closed Meeting**
- 5) **Opened Public Hearing: Capital Facilities Plan Update: Ryan Andrews, Planning Manager.**
The Planning Commission conducted a public hearing to receive testimony on the update to the Capital Facilities Plan and the Government Facilities Master Plan. After the conclusion of the public hearing, the Planning Commission is requested to consider the testimony received and make a recommendation on the Plan to the City Council.
- 6) **Closed Public Hearing, Reopened Commission Meeting**
- 7) **Jeff Gadman put forth a motion, seconded by Mark Mininger to recommend adoption of the Capital Facilities Plan Update. Motion carried unanimously.**
- 8) **New Business: Planning Commission Rules of Procedure Revisions: Ryan Andrews, Planning Manager.**
The Planning Commission reviewed draft amendments to the Rules of Procedure related to amending the regular meeting dates and recognition of the land acknowledgement. After the Planning Commission reviews the amendments, the recommendation is to approve a motion to adopt the amended Rules of Procedure. Daphne put forth a motion, seconded by Gail to adopt the amended Rules of Procedure. The motion passed unanimously.

- 9) **Old Business: Draft Neighborhood Commercial Amendments: Hans Shepherd, Senior Planner.**
Hans briefed the Planning Commission on the initial draft amendments to the Neighborhood Commercial zoning district (LMC 16.36). The Planning Commission reviewed the amendments, provided suggested edits, and discussed public outreach associated with the review of the draft regulations.
- 10) **Communications and Announcements:** Ryan Andrews provided the Planning Commission schedule.
- 11) **Next Meeting:** January 10, 2024
- 12) **Adjournment:** 8:08 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube https://www.youtube.com/watch?v=J-k_9q_qC3s



PLANNING COMMISSION STAFF REPORT

January 10, 2024

SUBJECT: 2024-2025 Planning Commission Work Program

RECOMMENDATION: The Planning Commission will review the draft 2024-2025 Work Program in preparation for the joint meeting with the City Council to be held January 23rd. No action is needed.

TO: Lacey Planning Commission

STAFF CONTACTS: Ryan Andrews, Planning Manager *RA*

ATTACHMENT(S): 2024-2025 Draft Planning Commission Work Program

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:** None.

BACKGROUND:

Early each year, the City Council and the Planning Commission hold a joint work session to review a docket of work program items. In preparation for the joint work session scheduled for January 23rd, staff has prepared the draft 2024-2025 work program. Unlike previous years where the work program was prepared for the following year, this work program will be comprised of those items that will be completed over the next two years in order to complete the required update to the Comprehensive Plan. The deadline to complete the update is June 30, 2025.

The tasks are organized by the type of amendment that they are considered (plan update, joint planning requirement, or code update). At the meeting, the Planning Commission will have the opportunity to review the proposed work program.

2024-2025 Planning Commission Work Program				
Priority		Proposed By:		
Plan Updates		Description		
		Anticipated Timeline		
High	Comprehensive Plan Outreach	GMA Requirement	Develop and implement a public outreach strategy associated with the 2025 Comprehensive Plan update that encourages the involvement of citizens in the planning process including the participation of vulnerable populations and overburdened communities. Encourage the collaboration and participation of Native American Tribes in the planning process.	Start: Early 2024 Complete: Summer 2025
High	Land Use Element	GMA Requirement	Complete an update to the Land Use Element to revise demographics and projections, integrate economic and housing data, continue focus on sub-area plans and strategies, address the potential consolidation of commercial zones, implement a community-driven process for site-specific rezones.	Start: 2024 Complete: Summer 2025
High	Transportation Element	GMA Requirement	Update to the Transportation Element of the Comprehensive Plan which was last updated in 2012. The update will integrate planning efforts completed since 2012 such as the Pedestrian and Bicycle Plan, Martin Way Corridor Study, and the recommendations of the Depot District Subarea Plan. Address requirements to increase physical activity and reduce per capita vehicle miles traveled.	Start: 2024 Complete: Summer 2025
High	Environmental Element	GMA Requirement	Complete an update to the Environmental Element to integrate requirements for a climate planning element and the Thurston Climate Mitigation Plan (TCMP). Ensure the policies of the TCMP are integrated throughout all comp plan elements. Develop a climate resiliency sub-element containing goals and policies to improve climate preparedness, response and recovery efforts. Address achieving environmental justice and environmental health disparities. Inventory critical areas, and other undevelopable lands. Update the urban forest tree canopy inventory contained in the Urban Forest Management Plan.	Start: 2024 Complete: Summer 2025
High	Economic Development Element	GMA Requirement	Complete an update to the Economic Development Element and Strategy based on the economic analysis completed in 2022.	Start: Currently Underway Complete: Summer 2025
High	Housing Element	GMA Requirement	Complete an update to the Housing Element to integrate the requirements of House Bills 1110,1220, and 1337; the Affordable Housing Strategy; and Housing Action Plan. Identify and address policies to address and undo racially disparate impacts, displacement, and exclusion in housing. Establish anti-displacement policies. Address manufactured home park preservation methods to outline options for preserving a low income and affordable housing type.	Start: Currently Underway Complete: Summer 2025
High	Utilities Element	GMA Requirement	Update the Utilities Element to show the general location, proposed location and capacity of all existing and proposed utilities including telecommunications and ensure coordination with city utility plans. Address special purpose districts that own utility systems.	Start: Early 2025 Complete: Summer 2025
Medium	Capital Facilities Plan	GMA Requirement	Complete an annual update to the Capital Facilities Plan with a focus on the future space needs for City buildings and facilities.	Start: Early 2025 Complete: Spring 2025
Medium	Annual Six Year Transportation Improvement Program Amendment	Annual Requirement	Review and hold a hearing on the 6-year Transportation Improvement Plan (TIP). This is a required item that will be scheduled for Council's action by July of each year.	Start: Spring 2024/2025 Complete: June 2024/2025
Priority		Code Updates		
High	Code Updates to Implement Comprehensive Plan	GMA Requirement	State-Mandated Requirements: Complete an analysis to ensure zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. Ensure that permanent supportive housing or transitional housing is allowed where residences and hotels are allowed. Ensure that indoor emergency shelters are allowed in any zones where hotels are allowed. Ensure that there are no limits to the number of unrelated persons that may occupy a household or dwelling unit. Address limitations on parking for housing units located near transit service. Requirements to Implement the Comprehensive Plan: Consolidate/standardize notice requirements. Address mini-storage uses and ensure that they are located in appropriate zoning districts in the community. Consider the consolidation of similar commercial zoning	Start: Ongoing Complete: Summer 2025



Planning Commission January 10th, 2024

SUBJECT: Neighborhood Commercial District - Draft Code Update

RECOMMENDATION: Staff will provide a briefing to the Planning Commission on draft text changes to the Neighborhood Commercial District. A public hearing on the draft amendments is scheduled for February 14th, 2024.

STAFF CONTACTS: Grant Beck, Planning and Development Services Manager
Ryan Andrews, Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ATTACHMENT(S): Draft amendments to LMC 16.36 are attached. See [project webpage](#) for all project materials.

WORK PLAN GOAL AND STRATEGY: Coordinated & Collaborative Planning - (B)(1)

PRIOR REVIEW: Planning Commission has been previously briefed at previous project milestones including community and tenant surveys, district analysis, community workshops, and project findings.

BACKGROUND:

Following a development proposal located at the northern corner of Willamette Drive NE and Campus Glen Drive NE, the Lacey City Council asked staff to engage the community in a review of existing Neighborhood Commercial Districts within the City of Lacey.

Through a combination of public events, social media publications, newspaper articles, HOA contacts, interested distribution lists, the City website, Youth Council outreach, and project specific community surveys, staff shared resources and information with Lacey residents about our existing Neighborhood Commercial Districts.

Following a review of our Neighborhood Commercial District Municipal Code ([Chapter 16.36](#)), community members and businesses operating within these districts provided feedback through a range of written and in person formats on their goals and future visions for these locations. The results of this outreach can be found on the [project webpage](#).

Project findings, milestones, and results of these initial stages were presented back to the Lacey community to ensure the collected feedback and general direction of this update was

consistent with community opinions and expressed community needs. Examples from other communities were also identified and shared to further assist the Lacey community in identifying the types of Neighborhood Commercial Districts they wished to see in the future.

Following this second phase of community and business outreach, staff worked to identify compatible uses, building masses, and design standards based on the collected feedback and the location of each Neighborhood Commercial Zoning District.

In collaboration with the Planning Commission and Land Use and Environment Committee, Lacey staff reviewed existing building coverages, heights, gross floor areas, and general development patterns from a range of examples within the community. Based on this review, a range of massing and development standards were identified for their compatibility with the desired uses as expressed by the community within previous phases of outreach.

NEXT STEPS:

At the January 10th Planning Commission meeting, staff will share draft code updates based on the feedback received from the Lacey community, local businesses, City Council, the Planning Commission, and an internal staff review for consistency with other design elements.

Discussions will include a review of massing and coverage standards, building/neighborhood compatibility, and a list of potentially permitted uses based on example districts as identified within the draft code.

All findings and project materials will be publicly distributed and uploaded to the project webpage before any formal recommendations are made. A public hearing on the draft code amendments is currently scheduled for February 14th, 2024.

Recommendations:

City staff will continue to promote and advance this program while providing updates to the Planning Commissions on their findings, program milestones, and potential next steps for consideration.

Chapter 16.36 NEIGHBORHOOD COMMERCIAL DISTRICT

16.36.010 Permitted uses.

- A. The following uses are permitted in the Neighborhood Commercial zone provided the use meets the requirements of this chapter and the design review standards of Chapter [14.23](#) LMC.
- a. Neighborhood commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston [County](#) Health Department determines are appropriate to the sensitive area.

Residential Uses above ground floor commercial (consistent with 14.23.080)
Ground Floor Multifamily Residential Uses (consistent with 14.23.080) are permitted within Neighborhood Commercial Districts with a minimum of 15,000 square feet of commercial space. Where applicable, ground floor residential uses will be located away from primary district corners and as a buffer between adjacent residential properties and commercial uses located within the district. Residential uses are not exempt from 14.23.086 when located within Neighborhood Commercial Districts.
Live/Work, Home Occupations (The “work” component in live/work is limited to those uses permitted within this district). Live/work units may account for up to 5,000 sqft of the commercial minimums necessary for ground floor multifamily residential uses.
Medical and Health Services
Community and Civic Facilities
Commercial Uses, Professional Services, Offices
Brewpub and Public House (consistent with RCW 66.24.580)
Drive-through as an accessory use to a Pharmacy, Bakery, Café, or Coffee Shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront). These uses are exempt from 14.23.082(1)(4) .
Eating and drinking establishment (non-drive-through)
Grocery stores and Supermarkets
Retail (Retail uses are required to primarily conduct in-person, direct customer sales along the designated pedestrian street storefront)
Services (all activities must occur within buildings)
Rooftop Community Solar (as accessory to permitted use)
Gasoline fueling stations as an accessory use to a full-service grocery store or not less than 1.5 street miles from another station. Stations are limited to a maximum of 2 fueling station pump islands serving no more than 4 vehicles at any one time. Stacking lanes and parking areas will be located to the side or rear of the building. Gasoline dispensing devices are not permitted within 100 feet of residential, park, or school uses.

- B. Uses similar to uses listed above may be approved by the site plan review committee upon finding the use is consistent with the intent of this chapter and the design standards of [14.23.080](#), [14.23.082](#), [14.23.084](#), and [14.23.086](#).

16.36.015 Prohibited uses.

Uses other than those identified or described in LMC [16.36.020](#) are prohibited.

Stacking lanes and truck loading zones adjacent to residential uses
Outdoor storage or repair
Warehousing and ministorage

16.36.020 Environmental performance standards.

- A. Compliance. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the [enforcing officer](#) may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.
 - a. Failure of the [enforcing officer](#) to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.
- B. General Character. Developments in this district shall be characterized by small [buildings](#) that add [visual interest and human scale](#) through façade articulation, varied building materials, landscaping, covered walkways, art, and decorative elements. Additional defining characteristics include low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations.
 - a. Operating hours for businesses shall be limited to the hours between 6:00 a.m. and 11:00 p.m. The site plan review committee has the ability to establish an expanded or reduced range of hours of operation for any activity based on potential impacts to the surrounding neighborhood.
- C. Location. Neighborhood commercial districts shall generally not be located within less than a one-half mile radius from commercial districts providing similar services or facilities.

16.36.030 Site area.

The size and shape of sites shall be as follows:

- A. Minimum [lot](#) size for the development of a site in this classification shall be ten thousand square feet.
- B. Maximum size for a site containing one or more of the permitted uses shall be ten acres.
- C. The shape of [parcels](#) shall be appropriate to the function of the zone within the surrounding neighborhood.

16.36.040 Building size.

The size of [buildings](#) shall be as follows:

- A. Maximum [gross floor area](#) of [building](#) for single commercial use, six thousand square feet;
 - a. Full-service grocery stores have a maximum [building coverage](#) of 30 thousand square feet provided they remain consistent with all other elements of this chapter.
 - b. Preschools have a maximum [gross floor area](#) of 10 thousand square feet provided they remain consistent with all other elements of this chapter.
- B. Maximum [gross floor area](#) of [buildings](#) for multi-commercial or multifamily uses, twenty five thousand square feet; maximum individual [building coverage](#) of 8,500 square feet.
- C. Maximum [gross floor area](#) of [buildings](#) for mixed-uses (commercial and residential), forty thousand square feet; maximum individual [building coverage](#) of 10,000 square feet.
- D. Maximum total [building coverage](#), fifty percent;
 - a. Fifteen Percent bonus. Projects providing a shared pedestrian-oriented plaza of at least one hundred fifty square feet along a pedestrian walkway, at an intersection corner, bus stop, or other key pedestrian area approved by the [site plan review committee](#).
 - i. Such areas shall contain seating for at least six people, a trash and recycling receptacle, drinking fountain, bike rack, pedestrian scale lights, pavers or textured walkways, and trees.
 - b. Maximum total building coverage may be increased by twenty-five percent proportional to the amount of required parking located on-street, within the building, or below grade at a ratio of 2:1 consistent with the following table:

Table 16T-87	
Street/Below Grade Parking as Percentage of Required Parking:	Building Coverage Bonus:
10%	5%
20%	10%
30%	15%
40%	20%
50%	25%

- E. Maximum [development coverage](#): Maximum coverage by impervious surfaces eighty percent, unless increased to a maximum of ninety percent consistent with the elements of 16.36.040(D)
 - a. Note: Bonuses are to be added to the base allowable coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may place further limitations on these allowances reducing the maximum development coverage possible on an individual site.
- F. Maximum [building height](#), three stories up to a maximum of forty feet;

- a. Heights may be increased to a maximum of 55 feet provided the total number of floors is limited to four stories and the top two floors are reserved for residential uses. Below grade parking facilities are excluded from this calculation.
- b. Elevations above thirty-five feet will be stepped back at a ratio of 1.5 feet of stepback for every 1 foot of elevation when located along a property line shared with a low-density residential use.
- c. A fifteen-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.
- d. All rooftop patios and gathering spaces, utility boxes, antennas, and other rooftop fixtures shall be located away from the roofline in a way that reduces their visual impacts on adjacent residential uses.
- e. Upper-story balconies facing existing single-family residential uses on buildings exceeding thirty-five feet shall be constructed with opaque sides a minimum of forty-two inches high.

Setbacks:

- A. Front, **maximum ten feet;**
 - a. Setbacks may be increased to a maximum of 15 feet to accommodate outdoor seating adjacent to eating establishments, pedestrian oriented gathering spaces, and for ground floor residential uses.
- B. Rear, minimum fifteen feet;
- C. Side, minimum ten feet.
 - a. Unless located on a corner lot with frontage on both adjoining streets in which case, front yard setbacks and design standards shall apply.

16.36.050 Public right-of-way Frontage

- A. Relationship to Public Right-of-way. Land classified in this district shall be located on an arterial or collector, preferably on a collector cross street.
- B. Weather Protection: Located along all commercial frontage.
 - a. Protected area: 5 feet min. depth dimension. The lower edge of all awnings, marquees, and arcades must be between the heights of ten and twelve feet above finished grade.
 - b. Awnings on a given block shall be the same or similar height.
 - c. Canopies, awnings, marquees and [arcades](#) may project into the public right-of-way with approval of the [site plan review committee](#).
- C. Commercial Windows: Transparent ground floor windows must be provided along a minimum of 60% of the ground floor, total street-facing facade area.
 - a. Required window areas shall allow views from the building to the street.
 - b. Reflective, dark, tinted or textured glass is not permitted.

- c. The site plan review committee has the ability to establish different window coverage requirements for full-service grocery stores.
- D. Primary Commercial Entry Doors: Shall face street. At least one building entrance shall be directly connected to the primary or secondary street with sidewalks and walkways measuring a minimum of 6 feet wide.
- E. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.
- F. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.
- G. Consideration shall be given to load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.
- H. Ingress and Egress. Access to a site which is a [corner lot](#) shall be limited to one driveway on each of the intersecting streets. Access to a site which is an [interior lot](#) shall be limited to one driveway unless the site plan review committee approves two driveways.

16.36.060 Parking.

- A. The number of [parking spaces](#) required shall be in accordance with Chapter [16.72](#) LMC and Table [16T-06](#).
- B. On-street parking can be provided to serve customers of commercial uses to help satisfy parking requirements provided street widths provide adequate room pursuant to city standards for on street parking.
 - a. In all instances of on street parking, curb extensions/bulb outs shall be used to improve sightlines and reduce crossing distances for pedestrians.
- C. [Parking spaces](#) may be used for loading zones in this district, provided that loading operations shall not obstruct driveways.
- D. [Off-street parking](#) shall be provided to the rear or side of the [structure](#). No parking shall be permitted between the [building](#) and the right-of-way.

16.36.070 Landscaping.

- A. Requirements of Chapters [14.32](#) and [16.80](#) LMC shall be satisfied.
- B. Create [common open spaces](#) that are inviting to district patrons, residents, and the neighborhood in which it is located.
- C. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee.

16.36.080 Architectural compatibility and site design.

- A. All requirements of Chapter [14.23](#) LMC for mixed use zones shall be satisfied. Specific attention will be given to how proposed uses align with the design standards of [14.23.080](#), [14.23.082](#), [14.23.084](#), and [14.23.086](#). In the event of a conflict between this

chapter and any other provision of any Lacey Municipal Code, the most restrictive section consistent with the intent of this chapter shall guide site plan review.

- B.** Street Corner Buildings. Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, public spaces, changes in building materials, atrium, or special roofline features with approval of the [site plan review committee](#).
- C. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, pedestrian walkways, and other areas of a site, shall provide adequate light quality, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way. The site plan review committee may place additional requirements on outdoor lighting consistent with 16.36.020.B(a).
- D. Light fixtures shall be of a pedestrian scale, provided lights within the interior of a parking lot may be at a greater height for security purposes. Facades shall be lit from the exterior, and, as a general rule, lights should be non-glaring, and concealed through shielding, diffusion, or recessed behind architectural features.

16.36.090 Stormwater runoff.

[Stormwater management](#) is required and shall comply with the current [City](#) of Lacey Stormwater Design Manual and shall be subject to the [city](#)'s review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
January 10, 2024**

Packets due: January 5

- 1. Nomination and Election of Chair/Vice Chair**
- 2. Work Session:** Neighborhood Commercial Code Amendments
- 3. Work Session:** Stipend and Demographic Survey (Shannon K.F.)
- 4. Work Session:** 2024/2025 Work Program

**Planning Commission/City
Council Joint Work Session
January 23, 2024**

**Planning Commission Meeting
January 24, 2024**

Meeting Canceled

Packets due: January 19

**Planning Commission Meeting
February 14, 2024**

Packets due: February 9, 2024

- 1. Public Hearing:** Neighborhood Commercial Code Amendments
- 2. Work Session:** Sol Smart Code Audit (Linsey Fields)