



City of Lacey, Washington Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, March 13, 2024

6:00 PM

Council Chambers 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 February 28, 2024 meeting minutes
 - 1. February 28th 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. Public Hearing: Draft Neighborhood Commercial Amendments: Hans Shepherd, Senior Planner

- A. The Planning Commission will conduct a public hearing to take testimony on the draft amendments to the Neighborhood Commercial zoning district (LMC

16.36). After the conclusion of the public hearing, the Planning Commission will be scheduling a follow-up work session on March 27th to analyze the testimony received on the proposed amendments.

1. Public Hearing Attachments

9. New Business:

10. Old Business:

11. Communications and Announcements:

A. Planning Commission Schedule

12. Next Meeting: March 27, 2024

13. 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:	Council Chambers at Lacey City Hall 420 College Street SE, Lacey, WA 98503
Zoom:	https://us02web.zoom.us/j/81685794539
Website:	https://cityoflacey.org/government/public-meetings/
YouTube:	https://www.youtube.com/watch?v=A710Cyqqwggw
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 816 8579 4539)



MINUTES

Lacey Planning Commission Meeting
Wednesday, February 28, 2024 – 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 Jeff Gadman

Planning Commission members present: Jeff Gadman, Daphne Retzlaff, Kyrian MacMichael, Eddie Bishop, Gail Madden, Judith Doyle, Spencer Zeman, Elliot Kirk and Tonya Moore. Staff present: Ryan Andrews, Hans Shepherd, Jennifer Adams and Erin Skelley

Jeff noted a quorum present. Spencer read the Land Acknowledgement.

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

Gail Madden made a motion, seconded by Judy Doyle to approve the February 14, 2023 Minutes for tonight's meeting. All were in favor, the motion carried.

- 1) **Public Comments:** Janet O'Halloran spoke out about the Draft Neighborhood Commercial Amendments.
- 2) **Commission Members Reports:** Daphne spoke about a Time article she read about Solar Energy and the many ways it can be financed. She also mentioned how it was an interesting precautionary tale about what the actual cost could be, especially with low-income housing. Jeff Gadman noted that predatory lending is very prevalent when it comes to energy efficiency.
- 3) **Department Report:** None
- 4) **New Business:**
 1. **Introduction to Middle Housing and Accessory Dwelling Unit Code Amendments: Jennifer Adams, Housing Coordinator-** The Planning Commission heard an introductory briefing from Jennifer Adams on Lacey Municipal Code amendments that will be necessary to comply with legislative requirements pertaining to middle housing and accessory dwelling units.
- 5) **Old Business:**
 1. **Draft Neighborhood Commercial Amendments: Hans Shepherd, Senior Planner.** The Planning Commission reviewed the draft amendments to the Neighborhood Commercial zoning district (LMC 16.36). A public hearing is scheduled for March 13th.
- 6) **Communications and Announcements:** Ryan Andrews provided the Planning Commission schedule.
- 7) **Next Meeting:** March 13, 2024
- 8) **Adjournment:** 7:26 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=9Tqgp7fP1UI>



Planning Commission

March 13th, 2024

SUBJECT: Neighborhood Commercial Districts - Public Hearing

RECOMMENDATION: Conduct a public hearing to take testimony on the draft amendments to Neighborhood Commercial District standards in LMC 16.36. No formal action is anticipated as a follow-up work session will be held March 27th to analyze the testimony and formulate a recommendation to the City Council.

STAFF CONTACTS: Vanessa Dolbee, Community and Economic Development Director *VD*
Ryan Andrews, Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ATTACHMENT(S): 1. Draft amendments to LMC 16.36.
2. Public comments received to date.

See [project webpage](#) for all project materials.

PRIOR REVIEW: Planning Commission has been 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.

As identified within the [2016 Lacey Comprehensive Plan](#), these Neighborhood Commercial Districts are intended to:

Land Use - Goal 3: Provide convenient access to neighborhood commercial zones throughout the planning area with emphasis on pedestrian opportunities.

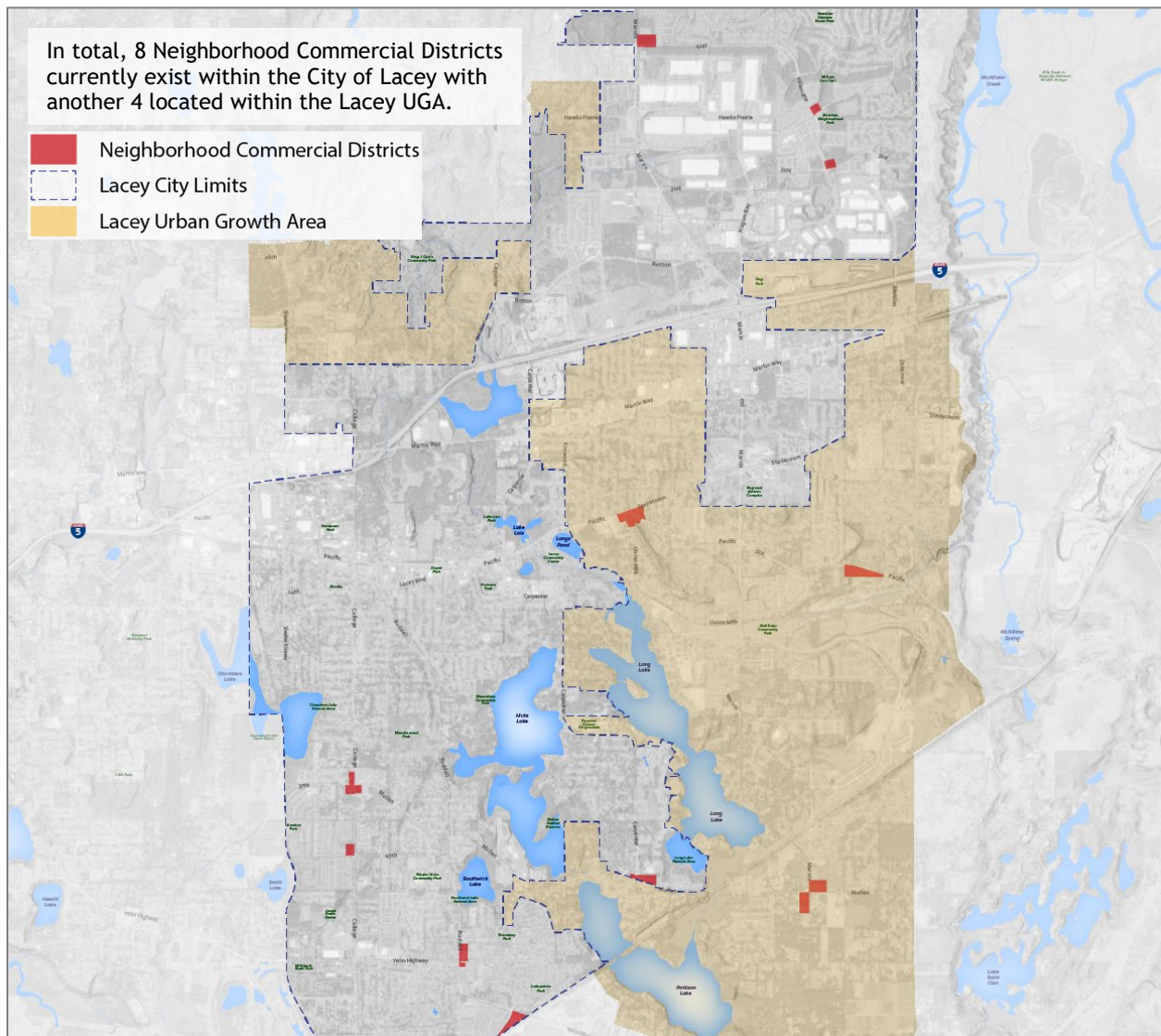
Policy A: Retain strategic sites for neighborhood commercial activities, providing neighborhood commercial activities within walking distance of all neighborhood areas.

Policy B: Pay particular attention to integration of neighborhood commercial sites to ensure the site is compatible with and complements and serves local neighborhood uses.

Policy C: Neighborhood Commercial zones should be designed and sited to serve neighborhood needs, as opposed to serving a larger community base or capturing the motoring public.

The 2016 Comprehensive Plan goes on to identify these districts as strategic features within the community, serving neighborhoods as informal gathering spaces and activity hubs that should be maintained in anticipation of density increases and heightened commercial demands in the future.

At the macro level, these neighborhood commercial hubs have been identified as key destinations in meeting economic, transportation, land use, and local resiliency goals within the [2013 Creating Places Preserving Spaces Plan](#), [2015 Lacey Community Market Study](#), [2020 Thurston Climate Mitigation Plan](#), and in the [2021 Buildable Lands Report](#).





Initial Outreach:

In November of 2022, Lacey community members were invited to a hybrid kickoff event to learn about these Neighborhood Commercial Districts and share their experiences, goals, and feedback for these districts moving into the future. Invitations were distributed via Lacey social media, local newspaper articles, HOA contacts, distribution lists, the City website, and Lacey Youth Council. The event offered both in-person and online options for participation, with all project materials being made available in-person and on the City website. Exhibits covered the history of Neighborhood Commercial Districts, how they became what they are today, how an application turns into a project, existing codes, and future opportunities to share ideas and connect with project staff.

This hybrid kickoff also marked the launch of a multi-month (November-January 2023) community survey that was offered in printed and digital formats with opportunities to share feedback in a range of different languages. The survey consisted of multiple-choice and open-ended questions focusing on community characteristics and the role of these districts within their neighborhood settings.

Between the initial kick-off event and the community survey outreach, project staff were able to engage with thousands of community members, many electing to provide feedback through direct conversations with the project team or online through the public survey platform. A summary report and the direct responses to this outreach can be found on the project webpage: <https://cityoflacey.org/NCD/>

In Spring of 2023, staff from the Community and Economic Development Department reached out to Neighborhood Commercial District businesses and property owners. During this outreach, a total of 36 businesses were contacted, with 42% electing to provide feedback on their experiences operating within these districts and insights on what it takes to be a successful business. Primary themes from these discussions revolved around increased flexibility in permitting, market driven uses, and a general lack of awareness on available services and resources for businesses operating within the City of Lacey.

Example Districts & Alternatives Analysis:

As part of this initial phase of outreach, project participants were asked to identify “*example areas or districts*” that they would like to see these Neighborhood Commercial Districts

modeled after. This was an important exercise within this update as it offered a more direct way of identifying the desired characteristics and features currently missing within our existing locations. In total, over 100 unique locations were identified; ranging from local examples within the community to locations farther afield including 18 different states and four different countries.

Of the most frequently identified locations, project staff further refined the list based on their similarity to Lacey Neighborhood Commercial Districts. Metrics included the number of households within a half mile of each location, median household incomes, daytime and evening populations, and annual household spending. The top example destinations included the following:

- Bridgeport Way, University Place
- Briggs Village, Olympia
- Wildwood, Olympia
- Fairhaven, Bellingham
- Point Ruston, Tacoma
- Proctor District, Tacoma
- Ross Plaza, DuPont

The development code of each of these locations was then reviewed for similarities and innovative approaches in their design elements, intent statements, permitted uses, access, use of public spaces, and how housing was incorporated into each district. The findings from this investigation were coupled with the feedback received through the initial outreach phase of this update to further inform recommended updates within the Lacey Neighborhood Commercial District code.

Community Review & Draft Code Development:

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 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, existing development patterns, and the location of each Neighborhood Commercial Zoning District.

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. This approach represents a hybridization of the historical use-based zoning code and one that is more prescriptive in nature with additional design requirements for streetscapes and building frontages.

These findings have been incorporated into a draft code update for these Neighborhood Commercial Districts. The draft code updated along with project materials have been published to the project webpage as previously linked above.

NEXT STEPS:

A Public Hearing has been scheduled for Wednesday, March 13, 2024, at 6 p.m. within the Lacey Council Chambers to collect additional feedback from the community and hear directly from individuals interested in this update process.

Following this Public Hearing, the Planning Commission will analyze the testimony received and provide additional review of the draft code before making a formal recommendation to the Lacey City Council.

Chapter 16.36 **DRAFT** 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. • Ground floor residential units are required to meet affordable housing definitions as identified within RCW 36.70A.030(5) ○ Units must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability. • 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 square feet 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(l)(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 linear miles from another station. Stations are limited to a maximum of 4 fueling station pump islands serving no more than 8 vehicles at any one time. Stacking lanes and parking areas will be located to the side or rear of the building.
Gasoline fueling stations existing or vested on the effective date of the ordinance codified in this section.

- B. Uses similar to those listed above may be approved by the site plan review committee upon finding the use is consistent with the remaining sections 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 scale.

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, seventeen thousand square feet; maximum individual [building coverage](#) of 8,500 square feet.
- C. Maximum [gross floor area](#) of [buildings](#) for multifamily uses, twenty five thousand square feet; maximum individual [building coverage](#) of 8,500 square feet.
- D. 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.
- E. 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, trees, and landscaping.
 - b. Maximum total building coverage may be increased by up to 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%

- F. 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(E)

- a. Note: Bonuses are to be added to the base allowable building 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.
- G. 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.
- H. Setbacks:
 - a. Front, maximum ten feet;
 - i. Setbacks may be increased to a maximum of 15 feet to accommodate outdoor seating adjacent to eating establishments, pedestrian oriented plaza 16.36.040E(a), or for ground floor residential uses.
 - b. Rear, minimum fifteen feet;
 - c. Side, minimum ten feet.
 - i. 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 commercial frontage and residential entrances.
 - a. Protected area: 5 feet min. depth dimension.
 - 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 between two feet and seven feet above the sidewalk along a minimum of 60% of the ground floor, total street-facing facade area.
 - a. Required window areas shall allow views between the building and the street.
 - b. Reflective, dark, highly tinted or textured glass (below 70% Visible Light Transmission) 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-13](#) (Neighborhood commercial shopping area).
- B. Parking allocations for affordable residential units shall be consistent with [RCW 36.70A.040](#) - Minimum residential parking requirements.
- C. 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.
- D. [Parking spaces](#) may be used for loading zones in this district, provided loading operations shall not obstruct driveways, sightlines, or direct pedestrian access to storefronts.
- E. [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.
- F. All required bicycle parking shall be covered or sited in a way that provides weather protection.

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 Section 16.36.020(B) of this chapter shall guide site plan review.
- B. 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. Site Continuity. When ground floor residential uses are included within a district, visual and physical continuity will be maintained. Residential and commercial uses will be integrated within a district without hard separations of use, physical barriers, or fencing intended to isolate or segment uses from the rest of the district.
- D. 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.
- E. Development proposals contiguous to undeveloped parcels shall show conceptually how the adjacent property may be developed in relationship to the lot or parcel proposed for development. The plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.
- F. 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).
 - a. 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.

DRAFT

Neighborhood Commercial Districts – March 13th, 2024 Public Hearing

Written Public Comments Received as of March 7th, 2024

Details	Comments
Janet O'Halloran	As I am reviewing the draft NCZ language, I need clarity on a few points: 1. Since specificity of business type is less detailed, I am curious if a shop selling marijuana or guns would be allowed. I know that both of those are legitimate businesses. I am just curious about the inclusion in a NCZ area. 2. Would a business (store, or restaurant) adjacent to a neighborhood be allowed to sell alcohol? 3. During one of the conversations (council or planning commission), I heard consideration of proximity to parks or other public institutions. Is that still in play, or is the only distance guideline the "not less than 1.5 linear miles" between gas stations? 4. Please clarify if the ARCO station at Marvin and Hawks Prairie is considered in that 1.5 mile calculation. As I review the maps, I can see that it is not one of the 7 undeveloped NCZs, but I don't know if it is an existing NCZ. How is that spot designated? Or would it not matter, because it is simply distance between any gas stations that matter? 6. Would a residential use be permitted to house individuals with a treatment/court supervision type need? Is there existing language (perhaps in another code chapter) about proximity to schools, or parks in such matters? 7. Chapter 14 is cross-referenced frequently in the Ch 16. draft. Regarding 14.23.050 and --060 language. Yes, both speak to design approval approvals and extensions. What is considered the original design approval date? The date the conceptual design is approved as part of the initial review process? The date each and every time a minor tweak to the design specifications are approved (which can take a few months)- effectively restarting an 18 month period? 8. Are six-month extensions possibly endless, or one and done? I appreciate your time and look forward to your responses. Warmly, Janet O'Halloran
Sun 2/25/2024 5:04 PM	
Email	
Project staff provided responses to submitted questions based on current draft as of date of comment.	
Charmaine Todd	Although it would be nice to have quality grocery stores (Whole Foods, Trader Joe's) close by - what you built at the Hogum Bay Center is a bunch of useless junk - not worth the trees they cut down. And a huge semi truck dealer? Seriously? We all needed that eyesore. Marvin Road is a disaster with the semi trucks hogging two lanes around all of the traffic circles. They create traffic jams every day, and accidents. You have to have a better system to handle the trucks. What needs to happen is that the trucks only be allowed on Hogum Bay with a traffic
Wed 3/6/2024 2:10 PM	
Email	
Project staff confirmed receipt of comments and shared with transportation department.	

	signal by the Mayan restaurant for freeway access. Get those trucks off Marvin. Please fix this mess before you create another. Regards, Charmaine Todd
Kris Hare	Primary discussion topics revolved around concerns over additional warehousing and or apartment style uses located at the 41 st and Marvin Road Neighborhood Commercial District that would further contribute to traffic and congestion issues farther south along Marvin Road.
Thu 3/7/2024 1:44 PM	
Voicemail	
Project staff answered questions and encouraged written feedback.	

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
March 13, 2024

1. Public Hearing: Neighborhood Commercial Code Amendments

Packets due: March 8, 2024

Planning Commission Meeting
March 27, 2024

1. Work Session: NC Code Amendments Follow-up
2. Work Session: Comprehensive Plan Outreach

Packets due: March 22, 2024

Planning Commission Meeting
April 10, 2024

1. Work Session: Critical Areas Ordinance

Packets due: April 5, 2024

Planning Commission Meeting
April 24, 2024

1.

Packets due: April 19, 2024