



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, August 12, 2026

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 they have 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 July 22, 2026 meeting minutes
 - 1. July 22, 2026 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

9. New Business

- A. **Street Merchant Regulations (Docket 09): Shannon Vincent, Senior Project Planner:** The Planning Commission will receive an introductory briefing from staff on updates to the City's street merchant regulations. The draft amendments will be presented to the Planning Commission at a future meeting.

- 1. Street Merchant Regulations Staff Report Attachment

10. Old Business

11. Communications and Announcements

A. Planning Commission Calendar

12. Next Meeting - August 26, 2026

13. Adjournment

Attendance and Public Comment

Attend Remotely 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/webinar/register/WN_fog8oAiXSd26iUN9oVwJKA
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=eDSweRGOqZM
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 865 7472 3385)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

Those wishing to provide verbal public comment may do so in person or by Zoom:

In Person:	Use the sign-up sheet located at the meeting location.
Zoom:	Preregister using the following Zoom link no later than two hours prior to the meeting: https://us02web.zoom.us/webinar/register/WN_fog8oAiXSd26iUN9oVwJKA

Instructions and access details will be provided once registration is complete.

Written Public Comment

Please email written public comments to PlanningCommission@cityoflacey.org. The comment period will close two hours before the meeting time. Commissioners will receive all written public comments provided by this deadline. Comments may not be addressed during the meeting. All comments are part of the official record.

MINUTES

Lacey Planning Commission Meeting
Wednesday, July 22, 2026 – 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 Chair Jeff Gadman.

Planning Commission members present: Jeff Gadman, Kyrian MacMichael, Jennifer Harju, Robert Lane, Tonya Moore, Allen Acosta and Aaron Dumas - Staff present: Ryan Andrews, Royce Young, Ryan Jewell, Vince McGowan, Hans Shepherd and Kathryn Matthiesen.

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

Robert Lane made a motion, seconded by Aaron Dumas, to approve the agenda for tonight's meeting. Robert Lane made a motion, seconded by Allen Acosta to approve the June 10, 2026 minutes. All were in favor, both motions carried.

1) Public Comments:

Shaley Marzolf – Tree Ordinance - Supports allowing 5 trees to be removed in 5 years. Called attention to the tree exemption section for large trees that cause damage to property and requested a provision for homeowners to have latitude to remove them regardless of the standard 5 trees allowed.

Jennifer Bayne – Tree Ordinance - Stated she is in favor of the tree ordinance being updated to 5 trees in 5 years. Also seconded Shaley's comment. Spoke about the arborist who reviewed her trees previously. Stated her trees are healthy but they're leaning and they're dangerous.

David Radabaugh – Tree Ordinance - Stated he lives on 40th Ct NE. Spoke on open space tracts. HOA has 26 mature trees on a small open space tract; some trees will be a problem due to wildlife and insects. HOA does not have funds to remove trees or the space to replant based off the ratio requirement. Wants to maintain City's tree canopy requirement while maintaining safety.

Diana Bashirova (during private Comprehensive Plan and rezone agenda item)– Dublin Commercial Development - Rezone – Supported proposal of rezoning from neighborhood commercial to high density residential. 25 years of experience in retail and housing development, including Tilden Apartments in Lacey. States multiple commercial areas near the rezone and why it should be rezoned to high density residential.

David Krueger (during private Comprehensive Plan and rezone agenda item) – Warholt - Rezone – Stated that the potential for the rezone parcel will never have a grocery store on the site. Not a demand for commercial space and is not retail focused. Real estate brokers are showing no interest in the site.

- 2) **Commission Members Reports:** Robert Lane stated the City is starting a new project called "Coffee with Council" on Thursday @ 7:30AM at Cutter's Point Coffee allowing residents to speak to two (2) Council members one on one. Also stated attending the Lacey Night Market on Friday's.
- 3) **Department Report:** Ryan Andrews noted that Council adopted Ordinance 1704. Included middle housing, accessory dwelling, parking code, building conversions, and daycare amendments. He thanked Planning Commission and staff for all the hard work being put in. Ryan announced Erin Skelley's departure from City of Lacey and requested all future communications for Planning Commission go to Kathryn Matthiesen.
- 4) **Jeff Gadman suspended the regular meeting and opened the Public Hearing on the Stormwater Strategic Plan at 6:12 PM.**
- 5) **Public Hearing: Stormwater Strategic Plan: Royce Young, Stormwater Permit Coordinator:** The Planning Commission conducted a public hearing to take testimony on the draft Stormwater Strategic Plan which is required to be updated in 2026. No written or oral testimony was received.

6) **Jeff Gadman closed Public Hearing and re-opened regular meeting at 6:28 PM.**

Robert Lane made a motion, seconded by Tonya Moore to recommend approval of the Stormwater Strategic Plan to the City Council. All were in favor, the motion carried.

7) **New Business: Urban Forest Management Plan Update (Work Program 02): Linsey Fields, Climate and Sustainability Coordinator: Staff briefed the Planning Commission on initial steps underway to update the Urban Forest Management Plan.**

LMC 14.32 Tree Regulation Amendments (Docket 11): Hans Shepherd, Senior Planner. The Planning Commission reviewed draft amendments to the Lacey Municipal Code related to tree regulations. The amendments will be scheduled for a public hearing at a future regular meeting.

Private Comprehensive Plan Amendment and Rezone Request (Docket 13): Hans Shepherd, Senior Planner. The Planning Commission received an introductory briefing on a private applicant request to amend the Comprehensive Plan Future Land Use Map designation and zoning of property located north and east of the intersection of Willamette Drive NE and 31st Avenue NE.

8) **Old Business:** None

9) **Communications and Announcements:** Ryan went over schedule.

10) **Next Meeting:** August 12, 2026

11) **Adjournment:** 7:52 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=61PADTKZj5o>



STAFF REPORT

Planning Commission

August 12, 2026

Subject: LMC Amendments: Street Merchant Regulations (Docket 09)
To: Planning Commission
Prepared by: Shannon Vincent, Senior Project Planner *SV*
Division Review: Ryan Andrews, CED Community Planning Manager *RA*
Department Director: Vanessa Dolbee, CED Director *VD*

Purpose: Briefing

Recommendation: Review only.

Brief: The Planning Commission will receive an introductory briefing on the proposed updates to the Street Merchant regulations contained in Chapter 16.70 of the Lacey Municipal Code (LMC). Staff is seeking preliminary feedback on the proposed project scope and public engagement strategy. Draft code amendments will be presented for the Planning Commission's review and consideration at a future meeting.

Prior Review:

Not Applicable

Fiscal Impact:

Budgeted Item: No

Attachments:

1. [Chapter 16.70](#) Street Merchants

Policy or Legal Alignment:

1. 2026 Community Planning Docket: Item 09 Street Merchant Regulations
2. 2026-2027 Economic Development Work Program: Action 3A, Zoning Updates

Background:

Street merchant activities generally refer to businesses or individuals that sell goods from a fixed location within a parking lot, pedestrian plaza, or public property using a vending cart, food truck, kiosk, or temporary seasonal structure. Permitted street merchant merchandise is currently limited to food, non-alcoholic beverages, newspapers, handcrafted goods, and other items deemed appropriate by the City.

The purpose of Chapter 16.70, Street Merchants, is to:

- Provide opportunities for street merchants in areas where their presence enhances the pedestrian experience and supports the vision and intent of the applicable commercial zoning district.

- Establish regulations for the appropriate siting and design of street merchant activities to ensure compatibility with adjacent retail and commercial uses.

Following its initial adoption in 2001, Chapter 16.70 was last substantially updated in 2014 through Ordinance No. 1435. The 2014 code amendments clarified definitions, review procedures, and development standards for street merchant activities. Over the past decade, and particularly following the COVID-19 pandemic, the nature of small-scale vending has evolved significantly. Staff has observed a significant increase in interest from applicants seeking opportunities for pop-up vendors, food trucks, and permanent businesses operating outside of traditional brick-and-mortar buildings. A local example of this trend is the Lacey Food Truck Depot.

The current regulations do not adequately address the evolving street merchant industry. As written, they limit staff's ability to consistently implement the adopted code, efficiently review applications, and provide applicants with clear guidance regarding applicable regulations. The intent of the amendments is to evaluate and update the street merchant regulations to better reflect current business models, improve clarity for applicants, and provide staff with more effective implementation tools. This work has been included in the 2026 Community Planning Docket and will result in the development of proposed amendments to Chapter 16.70 of the Lacey Municipal Code.

As part of this effort, staff will conduct public outreach with existing street merchants, nearby business owners, the Washington State Food Truck Association, and others to better understand current conditions, operational needs, and community perspectives on street vending within the city. The engagement process is expected to include a combination of surveys and one-on-one meetings. Staff will also research regulations and review processes used by comparable jurisdictions to identify best practices and potential code approaches.

Staff is seeking Planning Commission feedback on the proposed project scope and public engagement strategy, including:

- The proposed outreach approach, including engagement methods and key stakeholder groups to be included.
- Key policy topics that should be addressed within the update, such as design standards for vending structures, permitted street merchant activities, operational standards, and examples of successful regulatory approaches from other jurisdictions.

Next Steps:

Following the Planning Commission's initial review of this docket item, Community and Economic Development (CED) staff will conduct stakeholder and public engagement while concurrently preparing draft amendments based on feedback received through the outreach process and internal staff review.



At the September 23, 2026, Planning Commission meeting, commissioners will review proposed updates to Chapter 16.70 of the Lacey Municipal Code (LMC). Following that review, staff will refine the draft code amendments based on Planning Commission direction before advancing the draft ordinance for further consideration.



7/30/26

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
August 12, 2026

1. Work Session: Mobile Vendor Regulations Intro

Packets due: August 7, 2026

Planning Commission Meeting
August 26, 2026

1. Public Hearing: Tree Regulation Amendments
2. Public Hearing: Private Comp Plan/Rezone Application

Packets due: August 21, 2026

Planning Commission Meeting
September 9, 2026

Meeting Canceled

Planning Commission Meeting
September 23, 2026

1. Work Session: Housing Amendments: STEP and Religious Property
2. Work Session: Manufactured/Mobile Home Park Update
3. Work Session: Mobile Vendor Regulations

Packets due: September 18, 2026

Pending Items: Mobile Vendor Regulation Public Hearing 10/28
 STEP and Religious Property Public Hearing 10/28