

MINUTES

Lacey Planning Commission Meeting
Tuesday, April 7, 2015 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Gail Madden.

Planning Commission members present: Gail Madden, Carolyn Cox, Cathy Murcia, Jason Gordon, Sharon Kophs, Carolyn St. Claire, and Paul Enns. Staff present: Ryan Andrews, Christy Osborn, and Leah Bender.

Gail Madden noted a quorum present.

Sharon Kophs made a motion, seconded by Carolyn Cox, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Paul Enns made a motion, seconded by Jason Gordon, to approve the minutes of the March 3, 2015, meeting. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:**

- Sharon Kophs attended a short course on local planning and shared pamphlets from that course with Planning Commissioners.
- Cathy Murcia attended the March 26 Council meeting. She said she learned that when performing CPR, only chest pumps are used and not ventilation. Council discussed inviting firefighters to a future meeting to instruct them, and Cathy suggested that Planning Commissioners attend that meeting as well.
- Carolyn St. Claire attended a couple days of the recent Woodland District Form-Based Code charrette. She noted that all participants worked very well together and it was a good lesson in democracy.
- Sharon said she also attended two days of the charrette and noted that it was very well attended and very organized. She said a lot of developers were in attendance and participation was great.
- Cathy said she brought her daughter to the charrette and it was a great learning experience for her.
- Gail Madden announced that she is resigning from Planning Commission and the next meeting on April 21 will be her last. She noted that elections should be held at the next meeting to elect a new chair.

3. **Director's Report:** None.

4. **New Business:**

North Thurston Public Schools Update:

- John Bash and Mike Lavery gave a PowerPoint presentation that outlined projects under the 2014-2021 Neighborhood School Improvements Technology and Safety Bond Measure:
 - North Thurston High School Modernization.
 - Evergreen Forest Elementary Modernization and Addition.
 - New Middle School #5.
 - River Ridge High School upgrade. John pointed out that a more extensive modernization will be the focus of the next bond.
 - Sleater Kinney Annex located in the City of Olympia, which includes the acquisition of Bally's Fitness Center to be the future home of Aspire Middle School.
 - Mountain View Elementary and Meadows Elementary preschool additions.
- John went over population estimate forecasts for the North Thurston service area and answered questions.

Puget Sound Energy:

- Amy Tousley, Municipal Liaison Manager with PSE, shared some brochures regarding safety, vegetation management, and disaster preparedness for families.
- Amy went over some PSE projects:
 - Thurston 230 kV Transmission Line Project.
 - Carpenter Substation and 115 kV Transmission Line Project.
 - Spurgeon Creek substation, switching station, and transmission line projects.
 - Marvin Road (SR 510) PSE Gas Main.
- Amy asked how PSE can work with staff and commissioners to update the Comp Plan. Ryan explained that Planning Commission has seen the draft Utility Element. Staff has discussed and will develop something similar to the Electric Utility Facilities sheet that Amy shared. Ryan noted that the draft will go out for public review at events this summer.

Central Business District 7 Zoning Text Amendment:

- Ryan introduced Doug Probstfeld, the zoning text amendment applicant, and gave some background information on the project. The applicant would like to add multi-family residential and drive-thru coffee stands as allowed uses in CBD-7 so that Carpenter Crest Apartments can expand their complex and add a coffee stand at the intersection of Carpenter Road and Martin Way.
- Ryan noted that Table 16T-06 has been amended to include multi-family with five or more units as an allowed use with the note that density and standards must comply with LMC chapter 16.18.
- Table 16T-06 has also been amended to include drive-thru coffee stands in CBD-5; and pointed out that the code currently allows eating and drinking places in CBD-7, which would include coffee shops, to encourage a restaurant style establishment instead of an espresso stand at such a busy intersection.
- A public hearing will be held on May 5.

Development Agreement Zoning Text Amendment:

- Christy Osborn explained how development agreements function. She said that as a result of last year's audit performed by the city's insurer, the city must add provisions to the LMC to allow the city to enter into a development agreement.
- Christy went over the draft Development Agreement chapter.
- Ryan discussed three development agreements that the city has previously entered into - Crossroads, St. Martin's University, and All Star Ford. Ryan stated that each of these agreements provided the city with more enhanced design standards than would have been provided by implementation of the existing development code.
- Concerns were expressed regarding the 20-year expiration date proposed in the regulations; and vesting developments for a 20-year time period and providing for modifications to development standards, particularly for residential uses.
- There was a discussion as to whether the city has to do development agreements. Staff pointed out that the city does not have to do development agreements, but it has proven to be a useful tool to get higher design standards.
- It was agreed that Planning Commission would discuss development agreements in more detail at the next meeting.

5. **Communications and Announcements:** Carolyn Cox expressed her appreciation for the great job Gail Madden has done on the Planning Commission and said Gail will be missed.
6. **Next meeting:** April 21, 2015.
7. **Adjournment:** 9:05 p.m.