

## AMENDED MINUTES

Lacey Planning Commission Meeting  
Tuesday, May 5, 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 Mike Beehler.

Planning Commission members present: Mike Beehler, Cathy Murcia, Jason Gordon, Carolyn St. Claire, Sharon Kophs, Carolyn Cox, and Paul Enns. Staff present: Ryan Andrews, Rick Walk, and Leah Bender.

Mike Beehler noted a quorum present.

**Carolyn Cox made a motion, seconded by Paul Enns, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn St. Claire made a motion, seconded by Sharon Kophs, to approve the minutes of the April 21, 2015, meeting. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Commission Member's Report:** None.

3. **Director's Report:**

- Rick Walk noted that in light of Gail Madden and Albert de Santis resigning from Planning Commission he wanted to confirm that a quorum is the majority of members, so there must be at least five Commissioners present to officially act on an item.

4. **Public Hearings:**

**Carpenter Crest LLC Zoning Text Amendment:**

- Ryan Andrews gave some background information and explained that there are two parts to the application: Allow for multi-family and an espresso stand in CBD7.
- Staff supports the amendment to allow multi-family, but does not recommend allowing drive-thru stands in CBD7.
- Ryan went over the draft amendment and pointed out that Table 16T-06 has been amended to allow multi-family in CBD7 and pointed out that drive-thru stands are currently allowed in CBD5.
- Applicant Doug Probstfeld addressed Planning Commission. He pointed out that he purchased Carpenter Crest Apartments 17 years ago and has completely renovated the property over the years. He recently purchased two vacant lots adjacent to the complex and would like to develop them with high-end multi-family units. Mr. Probstfeld agreed that the location is not the best place for a drive-thru coffee stand.
- **Carolyn St. Claire made a motion, seconded by Paul Enns, to recommend the amendment to City Council to approve the applicant's request to allow multi-family but not drive-thru coffee stands in CBD7. All were in favor, the motion carried.**
- Sharon Kophs asked for clarification on the coffee stand issue. Staff explained that sit-down coffee shops are currently allowed in CBD7 but drive-thru stands are not. Staff pointed out that drive-thru restaurants are currently allowed in CBD5, and this is not changing.

**South Puget Sound Community College and Seattle Archdiocese Comprehensive Plan Amendment:**

- Ryan explained that there are two parcels owned by SPSCC and Seattle Archdiocese that are currently zoned OS-I. Circumstances have changed and the property owners no longer wish to complete projects that were proposed for the parcels and would like to change the zoning to LI to make the parcels more marketable.
- Ryan noted that staff supports the rezone and pointed out that the properties are well served by utilities, and that the goals and policies of the Comp Plan support the change.
- Ed Foster with the Seattle Archdiocese addressed Planning Commission. He discussed the building size limitation, development of 31<sup>st</sup> Avenue, and utility availability. He also explained that the current location of Pope John Paul II High School is satisfactory and the Archdiocese has no plans to relocate the school to the parcel in question.
- There was a discussion about mitigation fees on Hogum Bay Road. Staff explained that the developer of the property would be required to pay mitigation fees at the time of building permit issuance, which is current practice.
- The building size limitation was discussed. Staff pointed out that limitation is specified in the zoning chapter.
- **Paul Enns made a motion, seconded by Cathy Murcia, to recommend the approval of the requests to City Council. All were in favor, the motion carried.**
- Mike Beehler closed the public hearing.

5. **New Business:**

**2015 National Planning Conference Takeaways:**

- Ryan said the conference was very well attended and he went over some of the noteworthy sessions he attended and shared information with Commissioners. Many of the session topics concerned traffic and transportation issues, and demonstrated how other cities and countries are dealing with the issues.
- Ryan said he attended a session called Content Neutral Sign Regulations and that there is currently an appeal going before the Supreme Court (Reed vs. Town of Gilbert) which states that any time a sign permit submittal has to be reviewed for content, it is a violation of the right to free speech.
- Rick discussed some of the sessions he attended regarding comp plan amendments, TOD's and form-based code, and creating a new community business plan. Rick noted that a lot of the information he received reinforced that Lacey already has many good practices in place.
- Rick shared that the City of Dublin, Ohio's comp plan is completely web based and not in hard copy format.

6. **Communications and Announcements:**

- Cathy Murcia shared that she recently met with a person who is the director of both the Community Development and Public Works departments for a city.
- Cathy said she recently attended a meeting at Olympia City Hall and was given a tour of the building. She found it interesting that the Olympia Public Works department employs 142 people.
- Cathy also noted that she is very interested in the Legislature's ruling on impact fees.

7. **Next meeting:** May 19, 2015.

8. **Adjournment:** 8:40 p.m.