

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, May 19, 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, Christy Osborn, and Leah Bender.

Mike Beehler noted a quorum present.

**Paul Enns made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn St. Claire made a motion, seconded by Cathy Murcia, to approve the minutes of the May 5, 2015, meeting, with the clarification that she moved to recommend the amended zoning code to Council to approve the applicant's request to allow multi-family but not drive-thru espresso stands in CBD7. All were in favor, the motion carried.**

1. **Public Comments:** None.

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

3. **Director's Report:**

- Ryan Andrews reported that Rick Walk and Economic Development Coordinator George Smith are at the International Council of Shopping Centers Retailer's Convention in Las Vegas.
- Ryan announced that the Woodland District Strategic Plan won the Governor's 2015 Smart Community Award for implementation and the award will be accepted at the AWC conference in Wenatchee.

4. **Public Hearings:**

**Proposed LMC 16.82 Related to Development Agreements:**

- Mike Beehler opened the public hearing at 7:10 p.m.
- Christy Osborn gave some background information and discussed the advantages of development agreements.
- Christy went over the changes made to the draft at the request of Planning Commission and the City Attorney.
- Mike Beehler closed the public hearing at 7:30 p.m.
- There was a discussion regarding the two options for the Effect and Vesting section regarding agreement time limits. There was a consensus to accept the City Attorney's option that does not set a time limit but allows the tenure to be determined on a project-specific basis.
- **Sharon Kophs made a motion, seconded by Carolyn Cox, to refer the Development Agreements draft ordinance to Council with the changes proposed by the Lacey City Attorney. All were in favor, the motion carried.**

5. **Old Business:**

**2016 Land Use Element Update Chapter 3 Topic Sections:**

- Christy introduced the Residential and Infill section of the Land Use Element chapter 3. She explained that the section outlines the need for increased densities and more diverse housing types to better accommodate anticipated increases in population.
- A suggestion was made to clarify the definitions of multi-family and place-based design.
- Christy went over the goals and policies, and the implementation measures.
- Ryan introduced the Sub-areas section, which will help Lacey transition from a suburban community to more urban community where residents can live and work in close proximity.
- Ryan went over the sections regarding the Woodland District Strategic Plan and Northeast Area Planning Element.
- Ryan discussed the future sub-area plans – Depot District, Martin Way Corridor between Galaxy Drive NE and Carpenter Road, and south Golf Club Road area. Ryan also went over the goals and policies, and implementation measures.

6. **New Business:**

**Envision Lacey Outreach:**

- Ryan distributed a handout regarding Envision Lacey Outreach Phase II.

- Ryan went over the general timeline and presentation opportunities, and noted that an informational flyer will go out with utility bills.
- Staff is in the process of developing a booth and materials for use at community events. A City of Lacey Facebook page and YouTube channel are in the discussion stage.
- A training session will be given so that staff and Planning Commissioners can make presentations and participate in events. A sign-up sheet for participation will be distributed after that time.
- Ryan asked Commissioners to think about and offer suggestions for possible promotional giveaway items.

7. **Communications and Announcements:** None.

8. **Next meeting:** June 2, 2015.

9. **Adjournment:** 8:35 p.m.