

MINUTES

Lacey Planning Commission Meeting
Tuesday, July 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 Mike Beehler.

Planning Commission members present: Mike Beehler, Carolyn St. Claire, Jason Gordon, Sharon Kophs, and Carolyn Cox. Staff present: Rick Walk, Christy Osborn, and Leah Bender.

Mike Beehler 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. Carolyn St. Claire made a motion, seconded by Sharon Kophs, to approve the minutes of the June 16, 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 reported on the last Council meeting. He noted that the plastic bag ban was discussed and Council did not take any action but will discuss at the next meeting on the July 16, which is a Council on the Road meeting at Mountain View Elementary. Carolyn Cox asked if it would be a conflict of interest if she attended and spoke at Council meetings to voice her opinion. Rick said that if she does not represent herself as a Planning Commissioner it is not a conflict.
- Carolyn St. Claire informed everyone that she recently learned from the City Clerk that recordings of Council meetings are available on the website.
- Rick displayed the award the City recently received for the implementation of the Woodland District Strategic Plan.
- Rick announced that the Envision Lacey booth will be at the South Sound BBQ event Saturday, July 11, at Huntamer Park. Commissioners are welcome to stop by and help staff the booth.

4. **New Business:**

Hawks Prairie Business District Code Amendments:

- Rick Walk gave some background information on the HPBD zoning and explained that as a result of the Gateway Town Center Supplemental Environmental Impact Statement, staff have reviewed the zoning chapter and recommended some amendments to the permitted uses to allow ground floor residential, park and ride lots, and auto sales within the district.
- Rick shared some photos of Northwest Landing in Dupont which showed some examples of mixed uses and ground floor residential.
- There was a discussion about adding standards and guidelines to the ordinance so that we promote density, a mix of residential and commercial, and attain quality without making the ordinance too restrictive.
- The proposed Exit 111 interchange was discussed. Rick noted that the project has been approved by the Department of Transportation and will be moving forward.
- Rick explained that park and ride lots were initially not allowed in order to prevent stand-alone facilities.
- If park and rides are allowed, design standards can be put in place to promote development near commercial centers so that commuters can frequent stores and restaurants before leaving the area.
- Rick noted that the Gateway project will coordinate with Intercity Transit.
- Rick shared some photo examples of auto sales in other areas similar to HPBD. He noted that with design criteria, such as placing the buildings close to the streets with showrooms facing the right-of-ways, architectural design and display and service bays located to the rear, the facilities can be designed to be more attractive.
- If auto sales are allowed, the possibility of auto malls will not be ruled out. All agreed that with maintaining clear design standards to meet the districts aesthetic intent, auto sales are a great source of revenue for communities.
- The Planning Commission supported the proposed amendments to the HPBD zone with direction to eliminate single family and duplex use; requiring a mix of development types in close proximity to each other; and careful consideration of design standards for the district.

SEPA Threshold Update:

- Christy Osborn gave some background information and explained that the 2012 legislature enacted amendments to Chapter 43.21C RCW, the State Environmental Policy Act (SEPA).
- The major changes to the SEPA rules pertain to planned actions, infill development, non-project actions, environmental checklist, and flexible exemption thresholds.
- Christy went over the proposed amended flexible threshold levels. Christy pointed out that the amendments are intended to reduce redundancy and do not make the SEPA any less stringent.
- The Planning Commission supported drafting amendments to the Environmental Chapter to include revised flexible thresholds for categorical exemptions, critical areas, and the SEPA checklist. Additional changes for infill development will be added after environmental review and adoption of the Comprehensive Plan in 2016.

5. **Communications and Announcements:** None.

6. **Next meeting:** July 21, 2015.

7. **Adjournment:** 8:55 p.m.