

MINUTES

Lacey Planning Commission Meeting
Tuesday, August 4, 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, Cathy Murcia and Carolyn Cox. Staff present: Ryan Andrews and Cindy Carmichael.

Mike Beehler noted a quorum present.

Carolyn St Claire made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn Cox made a motion, seconded by Cathy Murcia, to approve the minutes of the July 7, 2015, meeting. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Cathy Murcia manned the Woodland District Form-Based Code booth at the recent South Sound BBQ Festival and reported that everyone who stopped by was thrilled with the concept and she had great feedback.
- Mike Beehler was at a committee meeting that focused on Lacey's 50th anniversary coming up in 2016 and are gathering ideas for a celebration. They are hoping to present their plans to Council in late September.
- Cathy Murcia asked if there is a possibility of the City having a Facebook page to which Ryan Andrews replied it is currently being planned.
- Sharon Kophs went to the Cops, Cars & Kids Day recently and reported it was very well attended.

3. **Director's Report:**

- Ryan Andrews explained the background for the recent tree removal in nearby Woodland Square Loop. There is a Forest Practice Application that has been applied for and Kevin McFarland is working on a report for mitigation of the trees removed beyond the scope.
- Ryan announced to the Commission that there would not be a bus tour this year. There will be a joint work session with Wahlstrom and Associates, the City's economic consultant who will brief everyone on the results of their economic analysis followed by a tour of the new South Puget Sound Community College Campus located on 6th Avenue SE.
- Ryan mentioned recruitment is still going on to fill the vacant positions on the Planning Commission. Brochures have been handed out at the various booths with the hopes of getting more interest.
- After staffing the Envision Lacey booths Ryan reported that the number one question is when will Intercity Transit be coming to the NE area? He has advised on the Land Use Elements policies to address this and has suggested that concerned citizens contact Intercity Transit to let them know the need is there.

4. **Old Business:**

- John Teutsch and Loren Davis from J&J Lacey LLC handed out materials and spoke supporting their application to eliminate the 500,000 square foot building cap in the Light Industrial zoning district. Ryan explained the history of the issue with a previous moratorium and 200,000 square foot limit based on job density and truck traffic concerns. The cap was raised in 2010 to 500,000 square feet and has led to Harbor Wholesale and Trader Joe's locating warehouses in Hawks Prairie. John and Loren's documentation ultimately explained that high cubic warehouses would generate more jobs and less truck traffic compared to multiple smaller warehouses. They mentioned having a client, Medline Industries, who are interested in building a 700,000 square foot structure. There will be a public hearing at the next Planning Commission meeting which will address this building cap.
- Ryan went over the proposed changes to Chapter 14.24 Environmental Policy with focus on increasing the flexible threshold determinations under the State Environmental Policy Act
- Ryan also discussed the general housekeeping amendments to the 2015 Development Code which included fencing, auto sales, ground floor residential uses, and swimming pool setbacks.
- With reference to the building square footage cap being eliminated Carolyn St. Claire raised a concern about the roundabouts being able to handle the truck traffic. There is truck-accessible curb built into inside the lane of the roundabouts for the turning trucks, and the future dedicated truck lane from Exit 111 will also help. Possible sustainability and green building design elements were also discussed amongst the Commission.
- The Planning Commission set a public hearing date of August 18 for the slate of 2015

5. **Communications and Announcements:** None.
6. **Next meeting:** August 18, 2015.
7. **Adjournment:** 9:05 p.m.