

MINUTES

Lacey Planning Commission Meeting
Tuesday, August 18, 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, Jason Gordon, Sharon Kophs, and Carolyn Cox. Staff present: Rick Walk, Christy Osborn, Ryan Andrews, and Leah Bender.

Mike Beehler noted there was not a quorum.

A motion to approve the meeting meetings from August 4, 2015, will be heard at the September 1 meeting.

1. **Public Comments:** None.

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

3. **Director's Report:**

- Rick Walk noted that recruitment is still ongoing for the two vacant Planning Commission seats.
- Rick updated Planning Commission on the Woodland Square Loop land clearing issue. Rick said that due to an oversight, the developer began clearing prior to obtaining a permit. The City and Forester are working with the developer to evaluate the loss of trees and develop a revegetation plan.
- Rick reported that City Council met with the Nisqually Council today. Council gave an update on the Exit 111 improvement package that recently passed through legislation. Nisqually Tribe gave an update on their property improvements. There was also a discussion about next year's canoe journey and a plaque that will commemorate the Medicine Creek Treaty.
- Rick informed Commissioners that Ryan Andrews learned that the City's new sign ordinance has received an award from the Washington APA/Planning Association of Washington and the award will be presented at an upcoming conference.

4. **Public Hearing:** Not held as there was not a quorum. The hearing will be rescheduled for September 1.

2015 Development Code Amendments:

- Ryan went over the four major items being considered with the Comp Plan update:
 - Updates to LMC 14.24 related to SEPA flexible thresholds.
 - Revision to LMC 16.37 for the Hawks Prairie Business District related to ground floor residential uses, auto sales, and park and rides.
 - Private-applicant initiated amendment to eliminate the 500,000 square foot building cap.
 - Municipal code housekeeping amendments.
- Christy Osborn went over the amendments related to LMC 14.24, and pointed out the changes and clarifications that were made at Planning Commissions' request.
- Ryan went over the amendments to the Hawks Prairie Business District.
- Ryan gave some background information on the private-applicant request to eliminate the 500,000 square foot building cap, and the history of the building cap.
- Planning Commissions' request to require green building techniques was discussed. Ryan explained that staff decided not to include in this code amendment as the CR2 plan addresses that issue and it will apply to all zoning designations and not just the Light Industrial.
- John Matykowski addressed Planning Commission. Mr. Matykowski is on the Campus Glen HOA board. Mr. Matykowski said he is in favor of changing the building cap, but asked that Planning Commission consider a change in policy related to the equipment/truck backup beeper that is currently in practice. He said the signal is a constant annoyance to the nearby neighbors and suggested a change to a backup signal that uses white noise rather than the audible beep. Sharon Kophs asked Mr. Matykowski if the white noise indicator is allowed by Labor and Industries. He did not know, but Ryan said it is an OSHA requirement and that the City has installed them on City vehicles. Staff will do some research as to other jurisdictions that have switched to the white noise indicators.
- John Teutsch addressed Planning Commission. He thanked Mr. Matykowski for his support and thanked Planning Commission for considering the amendment.
- Ryan briefly went over the general housekeeping amendments.
- Ryan noted that after the Public Hearing, Planning Commission is expected to recommend the amendments to Council. the Land Use Committee will be briefed, and Council will then consider and take action.

5. **Communications and Announcements:** None.
6. **Next meeting:** September 1, 2015.
7. **Adjournment:** 7:50 p.m.