

MINUTES

Lacey Planning Commission Meeting
Tuesday, September 1, 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, Carolyn St. Claire, Paul Enns, Cathy Murcia, and Carolyn Cox. Staff present: Rick Walk, Christy Osborn, George Smith, and Leah Bender.

Mike Beehler noted a quorum present.

Sharon Kophs made a motion, seconded by Carolyn St. Claire, to approve the agenda for tonight's meeting. All were in favor, the motion carried.

Carolyn Cox made a motion, seconded by Carolyn St. Claire, to approve the August 4 meeting minutes. All were in favor, the motion carried.

Sharon Kophs made a motion, seconded by Jason Gordon, to approve the August 18 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Carolyn Cox reported on her attendance at the last Council meeting. She said the Hicks Lake Management District was discussed.
- Sharon Kophs noted that Planning Commission has been invited to make a presentation at the October 15 Lacey Lions Club Breakfast. She said she referred the invitation to Ryan Andrews.
- Mike Beehler reported on his attendance at the 50th Anniversary Advisory Committee. He said a presentation will be made at the September 17 Council meeting. The celebration is slated for December 15, 2016, which is the anniversary of when the City was created.

3. **Director's Report:**

- Rick Walk noted that interviews will take place tomorrow for Planning Commission applicants.
- Rick said that at the last Council meeting, Councilman Gadman reported that Intercity Transit is in the process of researching alternate vehicles and looking at how to better serve the underserved areas of the city.

4. **Public Hearing:**

2015 Development Code Amendments:

- Rick briefly went over the items that will be considered: Updates to LMC 14.24, Revision to LMC 16.37, Private-applicant initiated amendment to LMC 16.40, and Municipal housekeeping amendments.
- Christy Osborn gave some background information on the updates to LMC 14.24 related to recent revisions permitted under the State Environmental Policy Act for flexible thresholds under WAC 197-11-180.
- Christy went over the changes that were made at the suggestion of Planning Commission which included removing the exemption of an agricultural structure up to 40,000 square feet; the existing exemption level of 10,000 square feet would remain.
- Changes to the environmental policy chapter include reference citations, categorical exemptions with flexible thresholds – Section 14.24.055, flexible threshold levels for categorical exemptions - Section 14.24.060, and environmentally sensitive areas.
- Amendments also included addressing the protection of cultural and historic resources and raising categorical exemption levels.
- Christy noted some comments that staff received from the Lacey Historical Commission regarding concerns about cultural resources.
- Rick went over the revisions to LMC 16.37 for the Hawks Prairie Business District related to ground floor residential uses, auto sales, and park and rides. The proposed amendments will allow these uses with specific design standards.
- Rick went over the private-applicant initiated amendment to LMC 16.40 to eliminate the 500,000 square foot building cap and gave some history on the topic.
- Rick distributed written comments staff received from John Matykowski, who was unable to attend tonight's hearing but wished to offer testimony. Mr. Matykowski is in favor of the building cap amendment but asked that

the City consider changing the policy related to equipment back-up signals, as the current noise from back-up beepers is a nuisance for the surrounding neighbors. Staff researched the matter and found that as it is an OSHA requirement it is exempt from noise standards, and is difficult to enforce.

- Rick briefed Planning Commission on the LMC Housekeeping updates and noted that none of the updates are affected by the Comp Plan.
- The housekeeping amendments include no longer requiring Health Department signature and not requiring copies of the plat on Mylar for final plats, setback requirements for swimming pools on residential lots, fencing standards have been consolidated in one area and barbed wire use has been clarified, residential front setbacks have been amended, the definition for multifamily has been clarified, and maintenance bond requirements for landscaping has been clarified.
- No public testimony was given. Public Hearing was closed at 7:55 p.m.
- **Carolyn Cox made a motion, seconded by Carolyn St. Claire, to refer LMC 14.24 amendments, including suggested changes by the Lacey Historical Commission, to Council. All were in favor. The motion carried.**
- **Carolyn St. Claire made a motion, seconded Paul Enns, to refer LMC 16.37 amendments to Council. All were in favor. The motion carried.**
- **Paul Enns made a motion, seconded by Jason Gordon, to refer LMC 16.40 amendments to Council. All were in favor. The motion carried.**
- **Carolyn St. Claire made a motion, seconded by Sharon Kophs, to refer the municipal code housekeeping amendments to Council. All were in favor. The motion carried.**

5. **New Business:**

Presentation of Market Analysis:

- Rick Walk gave some background information and introduced Stephen Wahlstrom from Wahlstrom and Associates.
- Stephen Wahlstrom gave a PowerPoint presentation that outlined the Lacey Community Market Study Final Report.
- Rick noted that the presentation will also be given at the Joint meeting and there will be an opportunity to ask questions and discuss further.

Economic Development Element:

- George Smith gave a PowerPoint presentation on the Draft Economic Development Element, which integrates the findings of the economic analysis and will be included with the June 2016 update requirement of the Comp Plan.

6. **Communications and Announcements:**

- Time did not allow for the discussion of the Draft Economic Development Element or the 2016 Land Use Element Update Chapter 3 Topic Sections, Commercial and Industrial Lands, so these items will be discussed at the October 6 meeting.
- Cathy Murcia asked if she should excuse herself from the worksessions regarding the Woodland District Form-Based Code. Rick said that she should just announce her involvement.
- Rick asked for a show of hands as to who will attend the Joint Worksession, five Commissioners said they will attend.

7. **Next meeting:** September 15, 2015.

8. **Adjournment:** 9:10 p.m.