

MINUTES

Lacey Planning Commission Meeting
Tuesday, October 6, 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, Carolyn Cox, Mark Morgan, Michael Goff, and Cathy Murcia. Staff present: Rick Walk, Christy Osborn, Ryan Andrews, George Smith, and Leah Bender.

Mike Beehler noted a quorum present.

Carolyn Cox 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 Sharon Kophs, to approve the September 15 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Mike Beehler welcomed new members Mark Morgan and Michael Goff.
- Cathy Murcia disclosed that she works for the company that managed the form-based code project.
- Mike Beehler reported on his attendance at the last City Council meeting.
- Sharon Kophs noted that her meeting with SPSCC regarding an entrepreneur program has been rescheduled for tomorrow.

3. **Director's Report:**

- Rick Walk noted that the City continues to work with Intercity Transit to extend service to the northeast/I-5 area. The Economic Development Council conducted a survey to assess needs and the results are being reviewed with IT.

4. **Public Hearing:**

Woodland District Hybrid Form-Based Code:

- Ryan Andrews gave some background information and went over amendments that have been made since the last review on September 15.
- There was a discussion on how the FBC provides for a flexibility of uses. Staff explained that the FBC gives a wide range of allowed uses as opposed to a lengthy list of allowed uses in the current code.
- Parking and traffic issues were discussed. Staff noted that there likely will not be any buildings that reach the 250-foot height limitation but rather will be in the four- to six-story range. In the event that parking becomes an issue, subterranean parking will need to be utilized, as stipulated in the code. According to the Woodland District Strategic Plan, as development occurs there are opportunities for connections to ease congestion.
- It was suggested that the City look at ways to incentivize improvements by businesses along Pacific Avenue, and ensure that development standards don't discourage improvements.
- A question was raised regarding gradual upgrades and meeting the compliance threshold. Staff explained that the current code has a five-year accumulative threshold but the new code does not specify; staff is working with the consultants to put that specification in place.
- There was a discussion about "street furniture" and who is responsible for sidewalk and intersection improvements. Staff explained that street furniture is basically the planter strip, and that the City is responsible for improvements through capital facilities.
- No public testimony was given.
- **Carolyn Cox made a motion, seconded by Paul Enns, to recommend to City Council the Woodland District Hybrid Form-Based Code with the added language regarding cumulative threshold. All were in favor, the motion carried.**

5. **Old Business:**

Economic Development Element:

- George Smith went over the changes that have been made to the Economic Development Element since the last review on September 1.
- It was suggested that the wording be changed to come across as more positive, especially in the sections on Collaboration and Legislative; and in Goal 5, policy B.

2016 Land Use Element Update Chapter 3 Topic Sections:

- Christy Osborn went over items that were affected by the completion of the Lacey Community Market Study and the draft Economic Element.
- Christy went over the goals and policies.
- There was a discussion about buildable land and whether or not it takes into account what we have. Staff noted that no, it is not very refined but needs to be.

6. **Communications and Announcements:** None.

7. **Next meeting:** October 20, 2015.

8. **Adjournment:** 9:00 p.m.