

MINUTES

Lacey Planning Commission Meeting
Tuesday, January 19, 2016 – 7:00 p.m.
Evergreen Forest Elementary, 3025 Marvin Rd 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 and Mark Morgan. Staff present: Rick Walk, Christy Osborn, Ryan Andrews, and Cindy Carmichael.

There were approximately 35 members of the public including three members of the Thurston County Planning Commission and a Thurston County staff member. Mike Beehler started by having everyone introduce themselves.

Ryan gave the Power Point on Envision Lacey, explaining future growth for the City and the Urban Growth areas, with the possibility of increasing density to accommodate the growing populations. Community feedback is also important.

1. Public Comments:

- A question arose during the presentation as to how the future population and job growth numbers were predicted to which Ryan responded Thurston Regional Planning performed the analysis and the past projections have been very accurate.
- Several citizens voiced concern about high density; defined by one resident as 5,000 square foot lots.
- After the presentation it was asked whether Olympia, Lacey and Tumwater work together to bring in businesses to the areas and Ryan explained that there is some collaboration with the Cities hiring economic development staff and coordinating with the Thurston Economic Development Council to work together for employment opportunities but we are in competition for sales tax dollars.
- Another question about when areas would possibly be annexed into the City's jurisdiction and Ryan responded that Capital City Golf Course is being studied for annexation but no other areas at this time.
- LOTT's monthly charges were another topic for a resident questioning the rising costs. Also the question arose regarding whether the no new septic policy pertained to existing or only new developments. Ryan iterated that this is for new development.
- Public safety is another concern of a citizen with regards to the hopscotch effect of new development's sidewalks, streetlights and bike lanes right next to areas that do not have these amenities. He would like to see these all joined together.
- A citizen felt that the City should not rely on JBLM for jobs or continued presence since military funding can be unpredictable and subject to downsizing or disappearing which has happened in other communities. It's also felt that vacant houses should be sold first before new ones are built.
- Increased public access to lakes is desired.
- Addressing an aging population is an ongoing concern.
- A Carpenter Road interchange has been denied by the Federal Government, but there is a grant for \$72 million to improve the Marvin Road interchange.
- Concerns were stated regarding the Oak Tree Preserve development and associated traffic impacts on Marvin Road. The citizen believes the County, State and City should collaborate more concerning this development and the transportation impacts.
- A citizen believed there should be more of a focus on large lot, lower density development. Sharon Kophs talked about overall demographics has indicated that young people do not want acreage to take care of and would like to see fewer vehicles.

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. Paul Enns made a motion, seconded by Mark Morgan, to approve the January 5, 2016, meeting minutes. All were in favor, the motion carried.

2. New Business:

Eastern Urban Growth Area Planning Areas: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner

- Christy went over the sections of the Land Use Element on the Seasons & Meadows Planning Areas, describing their locations, and boundaries, both of these areas are primarily residential. Ryan discussed the Lakes and Tanglewilde/Thompson Place Planning Areas. The Lakes Planning Area is half inside City limits and half in the UGA, mostly residential and like the Seasons Planning Area has septic concerns. Ryan spoke about the Martin Way corridor with the potential for more commercial and high density residential.

3. **Communications and Announcements:** Sharon Kophs attended a meeting about the Mullen Road project and mentioned the collaboration between the City and the County concerning the roundabout to be built at Carpenter and Mullen Roads.
4. **Next meeting:** February 2, 2016.
5. **Adjournment:** 9.00 p.m.