

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, February 16, 2016 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the February 2, 2016, Planning Commission Meeting Minutes

*Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Public Comments: 7:01 p.m.

Commission Members Reports: 7:03 p.m.

Director's Report: 7:05 p.m.

New Business: 7:10 p.m.

Self-Introduction of Members

Comprehensive Plan Update EIS Scoping Meeting: Rick Walk, Community Development Director. Associated with the Environmental Impact Statement being prepared for the Comprehensive Plan Update, the responsible official will be taking public testimony to consider impacts and alternatives for analysis in the EIS.

Planning Commission On-The-Road Debrief: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner. The Planning Commission will discuss the recent on-the-road meetings including what was heard from the public and any necessary changes to the draft Comprehensive Plan as a result of the feedback.

Joint Meeting Debrief: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner. The Planning Commission will discuss the joint meeting held with the City Council and the key themes and takeaways from the meeting.

Communications and Announcements: 8:55 p.m.

Next Meeting: March 1, 2016.

Adjournment: 9:00 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
February 16, 2016**

1. **Public Hearing:** Comprehensive Plan Update EIS Scoping Hearing
2. **Worksession:** Envision Lacey On-The-Road Debrief
3. **Worksession:** Joint Meeting Debrief

Packets due: February 11th

**Planning Commission Meeting
March 1, 2016**

1. **Hearing and Worksession:** Capital Facilities Plan (Tom Palmateer)

Packets due: February 25th

**Planning Commission Meeting
March 15, 2016**

1. **MEETING CANCELLED**

Packets due: March 10th

**Joint Meeting of Thurston
County Planning Commissions
Date in March TBD**

1. **Worksession:** Joint Meeting of Thurston County Planning Commissions

Pending items:

LID Code Briefing, June 7 (Doug Christenson & Samra Seymour)
 Stormwater Design Manual Briefing, July 5 (Doug Christenson & Samra Seymour)
 LID Hearing, July 19 (Doug Christenson & Samra Seymour)
 Social Media/Open Public Meetings Act Training
 Comprehensive Plan for Outdoor Recreation Update

MINUTES

Lacey Planning Commission Meeting
Tuesday, February 2, 2016 – 7:00 p.m.
Olympic View Elementary, 1330 Horne Street NE

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, Michael Goff, Cathy Murcia, Carolyn Cox and Mark Morgan. Staff present: Rick Walk, Christy Osborn, Ryan Andrews, and Cindy Carmichael.

Mike Beehler noted a quorum present.

Carolyn St Claire made a motion, seconded by Jason Gordon, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Sharon Kophs made a motion, seconded by Mark Morgan, to approve the January 19, 2016, meeting minutes. All were in favor, the motion carried.

There were approximately 12 members of the public in attendance.

1. Public Comments:

- A resident commented on the need for sidewalks on Union Mills Road, and is very concerned for the safety of children walking to school. Litter is also an issue.
- Several citizens brought up the outlet mall being located near Cabelas. Rick Walk gave an overview and status of the outlet mall and Gateway town Master Plan being planned east of Cabelas. He explained that the outlet mall is not a done deal but is moving forward in the permitting process. A question arose about possible traffic issues which opened up a discussion about truck traffic.
- Sharon Kophs gave the audience some background on the Growth Management Act and explained that it sets the framework for planning throughout the state.
- One resident felt that the City Council has usually made up their minds concerning various subjects and Rick explained that the Council is always interested in the community's feelings and wants to be informed.
- Other ways of disseminating information to the public was suggested including Facebook and Twitter. A father of school-aged children also said the North Thurston School District has a great communication system and the city should contact them to distribute information to parents.
- A citizen stated that the same jobs pay more in Seattle compared to Lacey. He would like to see higher paying jobs available here. The City through the Economic Development Coordinator is working on finding employers that offer family wage jobs. He also commented on the lack of alternative transportation to JBLM, Pierce County has numerous options while Thurston County only has 1 bus per day.
- Interstate 5 traffic concerns were also discussed, Rick explained the City is working with regional partners including the Department of Transportation to address the issues.
- Strong feelings were expressed to avoid the duplication of growth patterns experienced in other cities'.

Ryan gave the Power Point on Envision Lacey, explaining future growth for the City and the Urban Growth areas.

2. **Director's Report:** Rick Walk reminded Commission members about the joint City Council meeting on Thursday, February 4th. The majority of the Commission plan on attending. Rick also mentioned forming a group to attend the Thurston County Planning Commission briefing on the Comprehensive Plan Update.

3. **Commission Member Reports:** Carolyn St. Claire attended the City Council meeting recently and reported that Cathy Murcia was voted in for a full term. Carolyn also mentioned the discussion about the Transportation Benefit District. Cathy Murcia spoke about the Compassionate Community event she attended with North Thurston Public Schools and the City, and stated that it was inspiring to see all the members of the community that participated.

4. New Business:

Pleasant Glade and Hawks Prairie Planning Areas: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner

Christy went over the section of the Land Use Element on the Pleasant Glade Planning Area, described its location, and boundaries and stated that this area is primarily residential. Some of the older subdivision located in this area have recently added STEP systems or hooked into City sewer. There are a significant number of schools in this area. A question about requiring residents to hook into City sewer was raised and explained that the sewer service needs to be extended to protect environmental sensitive areas. Ryan discussed the Hawks Prairie Planning Area. This area has the highest potential for commercial development. Ryan presented slides showing growth areas. Future schools

are also planned. Transportation issues are a concern with InterCity Transit not providing bus service north of the freeway. Carolyn St Claire raised a question about build-out of the Jubilee Community near Puget Sound, Rick mentioned the proposed future phases and retaining stormwater on site.

5. **Next meeting:** February 16, 2016.
6. **Adjournment:** 9.00 p.m.



PLANNING COMMISSION STAFF REPORT

February 16, 2016

SUBJECT: 2016 Comprehensive Plan-Update Environmental Impact Statement (EIS) Scoping Meeting

RECOMMENDATION: Associated with the Environmental Impact Statement (EIS) being prepared for the Comprehensive Plan Update, the SEPA responsible official will be taking public testimony to consider impacts and alternatives for analysis in the EIS.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Director of Community Development
Ryan Andrews, Planning Manager *RA*
Christy Osborn, Associate Planner *CO*

ATTACHMENT(S): 1. Determination of Significance and Notice of Scoping Distribution List

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:**

The Planning Commission has held several work sessions and meetings to review and update the Comprehensive Land Use Plan.

BACKGROUND:

The State Environmental Policy Act (SEPA) is designed to insure proper consideration of environmental matters when making decisions that may impact the environment. The primary purpose of preparing an Environmental Impact Statement (EIS) is to ensure that SEPA policies are an integral part of the ongoing programs and actions of the City. The environmental review process in SEPA is designed to work with other regulations to provide a comprehensive review of a proposal. The adoption of a comprehensive plan is considered a nonproject proposal.

The environmental review process for the update to the Comprehensive Land Use Plan will include the preparation of an EIS due to a Determination of Significance (DS) issued on behalf of the Community Development Department. A DS was issued based on the determining that the proposed update to the Comprehensive Land Use Plan may have probable significant adverse environmental impacts and to provide a holistic environmental review of the plan. The EIS is intended to be a disclosure document that can be used in conjunction with other relevant resources to plan actions and make decisions. The Community Development

Department will be preparing a draft and final EIS which will supplement the adopted Comprehensive Plan. The EIS will include the following content:

- Environmental summary and fact sheet
- Concise analysis of alternatives
- Comments and responses, and
- Appropriate technical and other materials.

The following alternatives have been identified for discussion in the EIS:

Alternative 1: GMA Principals for Urban Growth Under Existing Trends

Alternative 1 would continue to provide for land use densities generally allowed under existing land use policies, land use designations, and regulations. Most population growth would be directed into currently undeveloped areas in the urban growth area with limited high density in the Woodland District and urban corridor areas. Multimodal transportation opportunities would remain at present levels of service.

Alternative 2: GMA Principals for Urban Growth Under Higher Densities and Mixed Use Concepts

Alternative 2 would require the adoption of goals, policies, and zoning strategies that will promote the intensification, densification, and evolution of Lacey's land use distribution and form into a sustainable pattern of high quality urban development. Land use patterns would concentrate growth in urban centers and high density corridors. Diverse urban and neighborhood centers would be provided that contain a mixture of uses, a variety of housing types, convenient commercial destinations, employment opportunities, schools, parks and open spaces. A coordinated transportation system would encourage all modes of transportation including transit, pedestrians, bicyclist, and automobiles. Areas within Lacey and the Urban Growth Area would be adequately served with water and sewer as growth occurs while preserving and enhancing the natural environment to reflect the quality of life associated with the Pacific Northwest.

Alternative 3: No Action Alternative

This alternative would retain existing land use plan designations and policies. This action alternative would not make changes to existing land use designations or zoning to plan for or accommodate forecasted population increases required under the Growth Management Act.

The review process for the EIS will consist of an expanded scoping process to allow government agencies and interested citizens to review and comment on the possible environmental effects associated with the proposed adoption of the Comprehensive Plan. A Determination of Significance and Notice of Scoping has been published in the *Olympian Newspaper* and notification has been sent to affected tribes and agencies on the attached distribution list. All comments on the scope of the Environmental Impact Statement are to be received by February 25, 2016. The EIS process will assist the City with improving the Plan and address potential concerns or problems prior to adopting the updated Comprehensive Plan.

Associated with the expanded scoping process, a public meeting for the purpose of receiving public comment on the proposed scope of the EIS will be conducted with the Planning Commission by the SEPA Responsible Official. Unlike most public hearings that are conducted by the Planning Commission, this meeting to take testimony will be conducted by the

Responsible Official with the Planning Commission present. This will allow for the Planning Commission to hear any public testimony related to the Scoping and be able to provide input to the Responsible Official who has the authority for modifying the scope of the EIS.

RECOMMENDATION:

The Planning Commission in addition to the Responsible SEPA Official will consider public comment on the proposed scope of the EIS.

Comprehensive Land Use Plan 2016
Determination of Significance & Notice of Scoping
Distribution List

Department of Ecology
SEPA Review Section
PO Box 47703
Olympia, WA 98504-7703

Department of Ecology
Wetland Section
PO Box 47775
Olympia, WA 98504-7775

U.S. Army Corp of Engineers
Seattle Dist.-Regulatory Branch
PO Box 3755
Seattle, WA 98124-2255

Nisqually Tribe
Joe Cushman
4820 She-Nah-Num Drive SE
Olympia, WA 98513

Intercity Transit
Dennis Bloom
PO Box 659
Olympia, WA 98507

Squaxin Island Tribe
Ray Peters
70 SE Squaxin Lane
Shelton, WA 98584

WDFW, Region 6
Darric Lowery
1111 Washington St. SE
Olympia, WA 98501

Port of Olympia
606 Columbia Street NW, Suite 300
Olympia, WA 98501

Department of Natural Resources
SEPA Center
PO Box 47015
Olympia, WA 98504

Thurston County Health Dept.
2000 Lakeridge Drive SW
Olympia, WA 98502

Olympic Regional Clean Air Agency
2940-B Limited Ln NW
Olympia, WA 98502

Puget Sound Energy
Amy Tousley
2711 Pacific Ave. SE
Olympia, WA 98501

U.S. Fish and Wildlife Service
510 Desmond Drive SE Suite 102
Lacey, WA 98503

City of Olympia
PO Box 1967
Olympia, WA 98507-1967

City of Tumwater
555 Israel Rd SW
Tumwater WA 98501

North Thurston Public Schools
Jeff Greene
305 College Street NE
Lacey, WA 98516

Washington State Dept. Archaeology &
Historic Preservation
PO Box 48343
Olympia, WA 98504-8343

Washington State DNR
Forest Practices
PO Box 47012
Olympia, WA 98504-7012

Thurston County Sheriff
John Snaza
2000 Lakeridge Drive SW
Olympia, WA 98502

Dept. of Ecology-Toxics Cleanup
PO Box 47775
Olympia, WA 98504-7775

Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502

WA State Depart of Commerce
Western Region
1011 Plum St. SE
Olympia, WA 98504-2525

Housing Authority of Thurston County
503 West 4th Avenue
Olympia, WA 98501

Thurston County Assessor
2000 Lakeridge Drive SW
Olympia, WA 98502

Lacey Timberland Library
500 College Street SE
Lacey, WA 98503

Thurston County Treasurer
2000 Lakeridge Drive SW
Olympia, WA 98502

The Evergreen State College Library
Daniel J. Evans Library
Mail Stop LIB-2309
Olympia, WA 98505

Department of Transportation
PO Box 47440
Olympia, WA 98504

Ducks Unlimited
Conservation Director
17800 SE Mill Plain Blvd. Suite 120
Vancouver, WA 98683

Thurston County
Resource Stewardship
2000 Lakeridge Drive SW
Olympia, WA 98502

Lacey South Sound Chamber
8300 Quinault Drive NE
Lacey, WA 98516

Thurston County
Transpiration Services
2000 Lakeridge Dr. SW
Olympia, WA 98502

Olympia Master Builders
1211 State Avenue NE
Olympia, WA 98506

Thurston County Chamber
Of Commerce
809 Legion Way SE
Olympia, WA 98501

Lacey Fire District 3
1231 Franz Street SE
Lacey, WA 98503

LOTT Alliance
111 Market Street NE, Suite 250
Olympia, WA 98501

Washington State Library
PO Box 42460
Olympia, WA 98504-2460

Black Hills Audubon Society
1063 Capital Way South, Room 201
Olympia, WA 98501

Thurston County Economic
Development Council
665 Woodland Square Loop SE, Ste
201
Lacey, WA 98503

Thurston County Realtors Association
510 Stoll Road
Olympia, WA 98501

Comcast
410 Valley Avenue NW, Suite 9
Puyallup, WA 98371

Trout Unlimited
Robert Leingang
PO Box 12381
Olympia, WA 98508

Puget Sound Partnership
PO Box 40900
Olympia, 98504

Thurston Conservation District
2918 Ferguson St. SW
Bldg 1, Suite A
Tumwater, WA 98512

Qwest Communications
Field Engineering Office
711 Capital Way South
Olympia, WA 98502

Climate Solutions
219 Legion Way SW, Suite 201
Olympia, WA 98501

Thurston County Public Works
9605 Tilley Road S Ste-C
Olympia, WA 98512-9140



PLANNING COMMISSION STAFF REPORT

February 16, 2016

SUBJECT: Planning Commission On-The-Road Debrief

RECOMMENDATION: Discuss the recent on-the-road meetings including what was heard from the public and any necessary changes to the draft Comprehensive Plan as a result of the feedback.

TO: Lacey Planning Commission

STAFF CONTACTS: Ryan Andrews, Planning Manager *RA*

ATTACHMENT(S): 1. List of comments received from Planning Commission On-The-Road

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:**

The Planning Commission has held several work sessions throughout the update of the Land Use Element and the Envision Lacey process with the most recent being the February 4th joint meeting.

BACKGROUND:

The Planning Commission held three "on-the-road" meetings this winter including a December 1st meeting at Horizons Elementary, a meeting on January 19th at Evergreen Forest Elementary, and a February 2nd meeting at Olympic View Elementary. The purpose of holding the meetings out in the community was to get feedback from community members on growth issues facing Lacey and its Urban Growth Area and to gather from the community particular topics of concern. The purpose was to also focus review of the individual planning area section of the Land Use Element with the corresponding geographic area. Attached is a document that generally outlines the feedback and questions that the Planning Commission received at each meeting.

The meeting on December 1st at Horizons Elementary had one member of the public in attendance that did not provide any direct comments. The January 19th meeting at Evergreen Forest was well attended with around 30 members of the public, members of the Thurston County Planning Commission, and Thurston County staff. The issues of focus at this meeting included growth pressures on the Eastern Urban Growth Area, especially given a transportation system that may not be adequately sized and developed to accommodate current and projected growth. The community members generally agreed that better coordination is needed between the City and the County to tackle this issue.

The February 2nd meeting at Olympic View Elementary was also well attended with about 15 people present. The main topics included transportation infrastructure (Interstate 5, Exit 111 interchange, Marvin Road), commercial growth in the Hawks Prairie Planning Area specifically around the Lacey Gateway Town Center property, and the quality of life issues associated with additional growth and with residents commuting to higher paying jobs to the north.

The Planning Commission will discuss the “on-the-road” meetings, any other key takeaways from the meetings, and provide feedback on any necessary changes or additional topics of discussion in the updated Comprehensive Plan.

RECOMMENDATION:

The Planning Commission will discuss the recent on-the-road meetings including what was heard from the public and any necessary changes to the draft Comprehensive Plan as a result of the feedback.

Comments and questions provided by meeting attendees at January 19, 2016, Planning Commission meeting held at Evergreen Forest Elementary:

- Patchwork development standards in unincorporated UGA.
- Address aging population.
- Increased public access to lakes.
- Didn't like idea of high density. High density defined by resident as lot size of 5,000 square feet.
- Question job and growth projection numbers. Where did they come from?
- Don't rely on JBLM for jobs as military funding is unpredictable and constantly subject to downsizing. Military jobs are disappearing in all communities around the nation.
- Questions on LOTT sewer charges (monthly bill) and why does it keep going up every year?
- Is the no new septic policy for existing or only new development?
- Marvin Road infrastructure is not adequate. How can this be fixed? Concerns that Thurston County is not committed to the solution. The Oak Tree Preserve project was a bad decision.
- Better coordination is needed between City and County.

Comments and Questions provided by meeting attendees at February 2, 2016, Planning Commission meeting held at Olympic View Elementary:

- Need for sidewalks and road improvements on Union Mills Road especially for kids who walk to school. Need to focus on complete streets. There is also a large amount of litter along the roadway and near a wetland complex.
- When is outlet mall to be built at the Lacey Gateway Town Center?
- What will happen with Exit 111 interchange? The Britton/Marvin roundabout already bad and dangerous. Congestion concerns for Marvin Road and Interstate 5. Marvin Road is already congested today. Interstate 5 is congested.
- Street conditions are not good in some areas. Meridian Road lacks any kind of pedestrian amenity.
- Need better notification of meetings and adjust meeting times so working parents can attend. Use the North Thurston Public Schools notification system to get notice out and better utilize social media.
- Is outlet mall a "done deal"?
- Why not septic systems and large lots within the Urban Growth Area?
- I-5 is congested. How is the city planning for that and what is happening regionally?
- Information technology job wages are \$10 an hour in Thurston County, \$15 in Pierce County and \$25 in King but can only afford to live in Lacey. Create higher wages here so people can work here without having to commute and also be better connected to their community.
- I don't want a car but I can't get to work at JBLM without a car. Pierce County has more options to access JBLM than Thurston County even though most of the off-base housing is here.
- They moved to Lacey to escape growth in Puyallup. Concerns that growth could mean that Lacey would become more like what they left behind in Puyallup. Don't turn Martin Way into Meridian.