

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, May 3, 2016 – 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, Carolyn Cox, Jason Gordon, Paul Enns, Carolyn St. Claire, and Mark Morgan. Staff present: Ryan Andrews, Christy Osborn, and Leah Bender. Rick Walk, Sarah Schelling, and Samra Seymour arrived after the meeting was in session.

Mike Beehler noted a quorum present.

**Mike Beehler noted that Rick Walk would be arriving later and would give the Director's Report after other agenda items are discussed. Carolyn Cox made a motion, seconded by Mark Morgan, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Mark Morgan made a motion, seconded by Jason Gordon, to approve the April 19 meeting minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Commission Member's Report:** Carolyn Cox said that she spoke with Gail Madden at a convention and Gail said she hopes to be involved with Planning Commission again at some point in the future.

3. **New Business:**

### **Update on Comprehensive Plan EIS.**

- Christy Osborn gave some background information and went over the three chapters of the EIS. Chapter one provides a summary, chapter two provides objectives and chapter three outlines the key issues and recommended actions based on the three alternatives that have been identified for discussion.
- Christy noted that on April 29 public notice was published in The Olympian and the notice and draft EIS were made available to federal, state, and local jurisdictions. A 30-day comment period will be open until May 30, 2016.
- Following the comment period, a final EIS will be prepared and will address the comments received. A public hearing is tentatively scheduled for June 21, 2016.

### **Transit Policies Review.**

- Ryan Andrews went over the draft of Chapter 3 of the Comp Plan that relate to transit policies.
- It was suggested that stronger language be added regarding service in the northeast area of Lacey to say that service is "non-existent" instead of "severely lacking," and to "continue to request" rather than "encourage" IT to increase service.
- There was a discussion regarding encouraging developing businesses to work with IT to help fund future service in the northeast area, and re-allocating resources.
- Suggestions were made to define "distinctive quality," and to add Lacey's current and projected population statistics.
- Rick Walk noted that with the continued increase in commercial development, IT will see an increase in revenue which should encourage them to increase services.
- Ryan went over the Land Use Hawks Prairie Planning Area and explained that it makes a strong case for the need for service.
- Ryan explained that he distributed only the sections of the IT Strategic Plan that pertain to Lacey.
- Rick noted that at Councilman Gadman will be discussing IT issues at the June 2 Council worksession.

### **Residential Height and Density Zoning Text Amendment.**

- Ryan explained that the 2016 Comp Plan identified an update to residential height and density standards to help further the City's vision related to diversifying housing types.
- Ryan noted that in 2008, standards were amended as part of the residential design review process. The draft amendments would revert height regulations back to pre-2008 standards.
- Staff is also proposing the repeal of Chapter 16.20 related to Transition Areas for Multi-Family Development as the standards are outdated and do not encourage multi-family development.
- Setback and buffer standards were discussed.

4. **Director's Report:**

- Rick announced the upcoming bus tour in July.
- Rick reported on his attendance at tonight's US Health Vest public information meeting. Another meeting will take place at 10:30 a.m. on May 4 at the Lacey Library.
- Rick informed Planning Commission about the Council Retreat. The three main topics discussed were annexation, conversion of septic systems to sewer connection, and branding/identification for the City.

5. **Communications and Announcements:** None.

6. **Next meeting:** May 17, 2016.

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