

MINUTES

Lacey Planning Commission Meeting
Tuesday, May 17, 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, Paul Enns, Carolyn St. Claire, Michael Goff, Cathy Murcia, and Mark Morgan. Staff present: Rick Walk, Ryan Andrews, Christy Osborn, Martin Hoppe, and Leah Bender. Sharon Kophs arrived after approval of agenda and minutes.

Mike Beehler noted a quorum present.

Mark Morgan made a motion, seconded by Paul Enns, 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 May 3 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Paul Enns reported on his attendance at the appeal hearing today regarding the Reserve at Lacey project. Rick Walk noted that the appellant's main concerns are with the size of the building and compatibility of the use for the area. Rick said the hearings examiner has 10 working days to issue a decision.
- Sharon Kophs reported on her attendance at the stormwater task force meeting.

3. **Director's Report:**

- Rick Walk noted that at the last Council meeting, it was reported that Deputy Mayor Cynthia Pratt is a representative on the ORCAA Board. ORCAA is looking at regulating odor from marijuana grow facilities.
- Rick reported that at the School Board meeting it was announced that the district name will not change. The topic will be discussed at the next joint meeting with the school district.
- Rick announced that he and George Smith will attend the RECON next week.
- Rick informed Planning Commission that the next Council on the Road meeting will be May 19 at the Virgil Clarkson Senior Center. One of the agenda items will be a transportation benefit district.

4. **Public Hearing:**

6-Year Transportation Improvement Plan:

- Mike Beehler opened the public hearing at 7:14 p.m.
- Martin Hoppe noted that the TIP is a State requirement and it identifies the City's upcoming projects for the next six years.
- Martin went over some of the items and noted that two projects will be removed – the Marvin Road and Britton Parkway Intersection Improvements, and the Marvin Road/I-5 Interchange Improvements.
- Martin answered questions from Planning Commission and clarified some items.
- Mike Beehler closed the public hearing at 7:26 p.m.
- **Mark Morgan made a motion, seconded by Cathy Murcia, to recommend the 6-Year TIP to Council. All were in favor, the motion carried.**

5. **New Business:**

Private Applicant-Initiated Rezone and Comprehensive Plan Amendment:

- Ryan Andrews noted that at the June 21 meeting, a public hearing will be held for the Comp Plan Update, code revisions, and the applicant-initiated rezone.
- Ryan introduced the applicant, Kent Gossman with Econet, and explained that the applicant proposes changing the zoning of 37.08 acres located at 7250 Britton Parkway NE from Business Park (BP) to Hawks Prairie Business District-Business Commercial (HPBD). The main difference between the two zoning designations is that retail is a secondary use in BP but is allowed as a primary use in HPBD.
- Ryan noted that tonight is an introductory briefing, but a full analysis will be brought to Planning Commission at the public hearing.
- Mr. Gossman and staff answered questions from Planning Commission.

6. **Old Business:**

Residential Height Zoning Text Amendment:

- Ryan Andrews went over the amendments that were made after discussion with Planning Commission and further research.
- The main points of the revised standards include requiring additional design considerations for buildings greater than 40 feet in height when within 80 feet of existing single-family residence; requiring 15-foot landscape abutting a single-family residential property line including a 6-foot sight-obscuring wall or fence; requiring buildings over 40 feet provide one foot of step back for one foot of building height; and requiring 42-inch opaque sides on upper-story balconies.
- It was suggested that wording be changed from “up to 42 inches” to “a minimum of 42 inches” regarding the opaque sides of balconies.

7. **Communications and Announcements:**

- Ryan went over the upcoming schedule.
- Mike Beehler stressed the importance of attending meetings so that a quorum will be met, especially for public hearings.
- Rick noted that he made an observation at the appeal hearing today that pointed out the need for consistency in code language and definitions and suggested an audit be conducted at some point.
- Carolyn Cox asked staff about the deadline for re-applying for Planning Commission when a commissioner's term ends. Rick said for the terms ending at the end of the year, applications should be submitted in September.

8. **Next meeting:** June 21, 2016.

9. **Adjournment:** 8:20 p.m.