

MINUTES

Lacey Planning Commission Meeting
Tuesday, June 21, 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, Cathy Murcia, Sharon Kophs, and Mark Morgan. Staff present: Rick Walk, Ryan Andrews, Christy Osborn, George Smith, Samra Seymour, Sarah Schelling, Doug Christenson, and Leah Bender.

Mike Beehler noted a quorum present.

Sharon Kophs made a motion, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn Cox made a motion, seconded by Sharon Kophs, to approve the May 17 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Carolyn St. Claire reported on her attendance at the stormwater task force meeting.

3. **Director's Report:**

- Rick Walk announced that the Woodland District Form-Based Code received the Driehaus Award.
- Rick informed Planning Commission that the Hearings Examiner denied the appeal of the Reserve at Lacey senior housing development. The Hearings Examiner decision was not appealed and therefore the project can move forward.
- Rick introduced Brent Butler, the new Director of Thurston County Resource Stewardship.

4. **Public Hearing:**

2016 Comprehensive Plan Update:

- Ryan Andrews explained that the GMA requires the City to update the Comp Plan by June 30, 2016.
- Ryan gave a brief overview of the elements that have been updated: Land Use Element, Environmental Element, Economic Development Element, Housing Element, and Utilities Element.
- Ryan went over some of the different Envision Lacey public outreach events where the Comp Plan was presented.
- Christy Osborn gave an overview of the eight Planning Areas.
- George Smith discussed the Economic Development Element.
- Ryan briefly discussed the CR2 Plan, and proposed priority development code amendments, including amended residential building height restrictions and density, and the incorporation of the Business Park and Office Commercial zones to create Community Office Zone.
- Ryan went over the Econet rezone application request to change the zoning of two parcels from Business Park to Hawks Prairie Business District-Business Commercial.
- Ryan shared two public comment letters he received in support of amending Business Park and Office Commercial zones to create the proposed Community Office Zone.
- Ryan thanked City staff and Planning Commissioners for their help with updating the Comp Plan.
- Mike Beehler asked for public comments on the hearing.
- Lacey UGA resident Lynn Larsen, 2610 Carpenter Road NE, addressed the Planning Commission and asked for clarification about the location of the Econet zoning change. Mr. Larsen also asked for clarification on the proposed Greg Cuoio Park. Rick Walk explained that there are challenges with the park as a portion of it is located within the UGA and a portion is located outside the UGA within rural Thurston County. Rick confirmed that the park is not open to the public at this time and that any future park master planning will be addressed as part of the Parks Plan Update.
- Planning Commissioners commended staff on all the work that has been put into the Comp Plan.

- **Carolyn St. Claire made a motion, seconded by Mark Morgan, to recommend the Comp Plan updates, including staffs' findings of fact and conclusions of law, to Council for adoption. All were in favor, the motion carried.**
- **Carolyn Cox made a motion, seconded by Paul Enns, to recommend the Development Code Updates to Council for adoption. All were in favor, the motion carried.**
- **Mark Morgan made a motion, seconded by Cathy Murcia, to recommend the Econet rezone request to Council for approval. All were in favor, the motion carried.**

5. New Business:

Low Impact Development Code Amendments:

- Samra Seymour gave some background information and explained that the main emphasis of the LID update is to remove barriers to LID implementation.
- Samra discussed LMC Title 12 and noted that the main change is added language regarding restoration of damage and maintenance requirements.
- Samra went over Title 14 which adds definitions; addresses parking lot standards; amends design review standards such as allowing vegetated LID facilities to be used as open space, screening, and as a means to meet irrigation requirements.
- Samra reviewed Title 15 language changes regarding design standards for subdivisions, short subdivisions, and binding site plans.
- Samra went over Title 16 which includes added definitions, changes to driveway dimension requirements, some housekeeping measures for consistency, added language to improve soil quality, added landscaping section, allowing vegetated LIDs to be used in traffic calming facilities, and changes to parking standards.
- Samra noted that the LID Code Update will be discussed further at the next Planning Commission.

6. Communications and Announcements: None.

7. Next meeting: July 5, 2016.

8. Adjournment: 9:04 p.m.