

MINUTES

Lacey Planning Commission Meeting
Tuesday, August 16, 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, Sharon Kophs, Carolyn St. Claire, and Cathy Murcia. Staff present: Ryan Andrews, Christy Osborn, Samra Seymour, Doug Christenson, and Leah Bender.

Mike Beehler noted a quorum present.

Carolyn Cox made a motion, seconded by Cathy Murcia, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Sharon Kophs made a motion, seconded by Carolyn Cox, to approve the July 19 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:** None.

3. **Director's Report:**

- Ryan Andrews informed Planning Commission that the City has received the Healthy Cities and Counties Challenge Grant through Thurston County Health Department. As part of the grant, a walkshed analysis of the Chehalis Western Trail will be conducted and wayfinding signage will be installed, which ties in with the Woodland District Strategic Plan.

4. **Public Hearing:**

LID Code and Stormwater Design Manual Update:

- Mike Beehler opened the public hearing.
- Samra Seymour and Doug Christenson gave some background information and a PowerPoint presentation.
- Samra went over the notable revisions to the LMC, which include landscape and vegetation standards, surfacing standards, and vegetated LID facilities.
- Doug discussed the notable changes and impacts to the 2016 Stormwater Design Manual including new and revised definitions; and changes to thresholds, LID requirements, submittals, construction practices, hydrologic standards and analysis, infiltration facilities, and on-site stormwater management.
- Doug went over the recommended findings of fact and conclusions of law.
- Mike Beehler asked for public testimony.
- Dave Olds addressed Planning Commission and asked about the method used to inform those who are affected by the changes to the Stormwater Design Manual. Doug and Samra went over the process and explained that a task force was created that was made up of stakeholders who had extensive input into the changes to the manual.
- There was a discussion regarding wet ponds and wet pools and what affect the manual will have on previously installed wet ponds that are defective. Doug noted that wet pond is a specific term and wet pool is a general term. Ryan explained that facilities built under the old standards are vested and cannot be held to the standards of the new manual.
- Mike Beehler closed the public hearing.
- **Sharon Kophs made a motion, seconded by Cathy Murcia, to refer the revisions and SDM, including the findings of fact and conclusions of law, to City Council for adoption. All were in favor, the motion carried.**

5. **New Business:**

Woodland District Design Guide:

- Ryan explained that as part of the work for the Woodland District Form-Based Code, the consultants prepared promotional materials to be used by the development community as guidelines. Ryan noted that the style guidelines must be adopted and will be referenced in the FBC. A public hearing will be held to amend the code.
- Ryan went over the style guidelines, promotional brochure, and decision tree.

6. **Old Business:**

2016/2017 Work Program Discussion:

- Ryan informed Planning Commission that the work program will be discussed and finalized at the Joint Planning Commission and Council Meeting on September 1.
- Council adopted the 2016 Comp Plan and the implementation measures have been prioritized.
- Ryan went over the work program items.
- A suggestion was made to change the priority of establishing criteria for request for re-designation of industrial lands to residential from low to medium.

7. **Communications and Announcements:** None.

8. **Next meeting:** September 20, 2016.

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