

MINUTES

Lacey Planning Commission Meeting
Tuesday, April 17, 2018 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Paul Enns.

Planning Commission members present: Paul Enns, David Wasson, Peg Evans-Brown, Mark Morgan, Mark Mininger, Sharon Kophs, and David Lousteau. Staff present: Ryan Andrews, Jessica Brandt, Sarah Schelling, Rick Walk, and Leah Bender.

Paul Enns noted a quorum present.

Mark Morgan made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. David Wasson made a motion, seconded by Mark Morgan, to approve the April 3, 2018, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Peg Evans-Brown reported on meetings she attended recently regarding climate change and announced the upcoming Hunger Walk that will benefit Senior Services for South Sound's Meals on Wheels and The Community Kitchen.
- David Lousteau asked Rick Walk about his speech at the Chamber Luncheon Forum. Rick noted that current and upcoming projects in Lacey were discussed.
- Paul Enns talked about civic participation and thanked Planning Commissioners and Staff for their contributions.

3. **Director's Report:**

- Rick Walk reported that City Council signed an inter-local agreement to start phase one of a regional climate action plan.
- Rick attended the Thurston County Boundary Review Board, which voted to approve the annexation of Gateway Division 2.
- Rick noted that the Woodland District Branding is moving forward.
- Ryan Andrews informed Planning Commission of some upcoming events:
 - Pedestrian Bike Plan open house from 5:30 to 7:30 p.m., May 9.
 - Depot District open house from 6:30 to 8:30 p.m., May 22.
 - Quixote Village Tour on June 5 – Ryan noted that the tour will need to occur during normal business hours and asked Planning Commissioners if they would be available for that. An email will be sent out to finalize a time frame.
- Sharon Kophs noted that while looking for a meeting place recently she discovered that local coffee shops have insufficient parking and asked if Planning Commission could look at amending parking requirements. Rick discussed the challenges and suggested that the topic be addressed as part of the code audit.

4. **Old Business:**

Hogum Bay Properties Comprehensive Plan Amendment and Rezone Application:

- Ryan noted that the rezone application pertains to three parcels at Willamette Drive NE and Hogum Bay Road NE. The applicant is requesting that the zoning designation be changed from Hawks Prairie Business District Commercial (HPBD-C) and Hawks Prairie Business

District Business Commercial (HPBDBC) to Light Industrial/Commercial (LI-C). The zoning change would allow for more flexibility and would be a better match for businesses that the property owners want to attract.

- Ryan discussed the differences between the zoning designations regarding design standards and allowed uses.
- Steve Dennis with Walseth Land Group introduced Vanessa Herzog and Chris Ferko. The applicants noted that they have had developers looking for space for types of uses not allowed in the current zoning.
- There were discussions regarding landscaping, traffic, existing trees on the property, self-storage facilities, and a market analysis.
- A public hearing will be held on May 15.

Housing Demographics:

- George Smith gave a presentation on housing market demographics.
- George discussed the issues that affect the statistics and went over the conclusions.
- George noted that the next steps are to identify what gaps remain and how to fill them.

Lacey Annex to Thurston County Hazard Mitigation Plan:

- Sarah Schelling noted that government agencies are required under the federal government's Disaster Mitigation Act of 2000 to adopt a mitigation plan. The City of Lacey adopted a hazard mitigation plan as part of multi-jurisdictional planning process, as well as an individual city plan.
- Federal regulations also require jurisdictions to review and update their hazard mitigation plans on a five year cycle.
- A regional planning workgroup identified nine regional goals and objectives, and seven mitigation categories. The regional plan was approved by FEMA in 2017. Local jurisdictions are now in the process of updating and adopting local versions of the plan.
- Staff will address how hazard mitigation is incorporated into existing planning documents and have identified new mitigation initiatives to address risks unique to the City.
- The new initiatives focus on preparedness and public outreach and will be reviewed by the Emergency Preparedness Committee prior to the public hearing.
- There were discussions regarding backup generators, Jubilee and Panorama emergency preparedness plans, volcano risk rating and priority, problems associated with I-5 closures, use of waterways as alternate transportation, communication, and problems associated with having only one major hospital. It was noted that communication is addressed more in the emergency response plan and that the mitigation strategy deals with leveraging services such as HAM radio operators.

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

6. **Next meeting:** May 1, 2018.

7. **Adjournment:** 8:55 p.m.