

MINUTES

Lacey Planning Commission Meeting
Tuesday, May 15, 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 Mininger, Sharon Kophs, Cathy Murcia, and David Lousteau. Staff present: Ryan Andrews, Jessica Brandt, Martin Hoppe, and Leah Bender.

Paul Enns noted a quorum present.

David Wasson made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Sharon Kophs made a motion, seconded by Mark Mininger, to approve the May 1, 2018, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Peg Evans-Brown reported on the US Fish & Wildlife open house regarding conservation planning.
- Paul Enns reported on the Habitat for Humanity dedication of two homes in the Deyoe Vista development.

3. **Director's Report:**

- Ryan Andrews noted that Rick Walk is attending tonight's Washington State Department of Transportation open house regarding the future diverging diamond interchange. Ryan informed Planning Commission that WSDOT will hold another open house from 5 to 7 p.m. next Tuesday at Salish Middle School.
- Ryan noted that there will be a Depot District Sub Area Plan open house from 6:30 to 8:30 p.m., May 22 at the Lacey Community Center.
- Ryan reminded Planning Commission that the next meeting on June 5 will be a tour of Quixote Village. Commissioners should meet at 1 p.m. at City Hall. Paul Enns noted he will not be able to attend.

4. **Public Hearings:**

6-year Transportation Improvement Plan (TIP):

- Paul Enns opened the public hearing and introduced Martin Hoppe.
- Martin noted that the City is required to prepare an annual TIP and submit to WSDOT and Thurston Regional Planning Council by July 31.
- Martin noted one new project that was added and one that is being removed.
- No public testimony was given.
- Paul closed the public hearing.
- **David Wasson made a motion, seconded by David Lousteau, to refer the TIP to Council for adoption. All were in favor, the motion carried.**

Hogum Bay Properties Comp Plan Amendment and Rezone Application:

- Paul opened the public hearing.

- Ryan noted that the City has received an application to rezone 3 parcels from Hawks Prairie Business District-Business Commercial (HPBD-BC) and Hawks Prairie Business District-Commercial (HPBD-C) to Light Industrial/Commercial (LI/C). The rezone would provide more flexibility and a broader range of industrial and commercial activities.
- Ryan discussed current zoning, surrounding areas, roads, utilities, and the differences between the zoning designations.
- Ryan went over the current Comp Plan policies that support the rezone.
- The applicant, Steve Dennis, addressed Planning Commission and clarified some information regarding impact fees.
- Mike Boyer addressed Planning Commission and asked if there would be any changes to 28th Court. There was a discussion regarding parking requirements. Mr. Boyer encouraged Planning Commission to consider parking regulations in the area.
- **Sharon Kophs made a motion, seconded by Cathy Murcia, to refer the rezone application to Council for adoption. All were in favor, the motion carried.**

Panorama Comprehensive Plan Amendment and Rezone Application:

- Ryan went over the proposal and explained that Panorama would like to rezone one parcel from Moderate Density to High Density Residential to allow the construction of a proposed 40 to 50 unit senior housing apartment building.
- Ryan discussed the surrounding area, the differences between the zoning designations, building height standards, setback requirements, and the land use elements that support the rezone.
- Written comments from the public were given to Planning Commissioners.
- Public notice methods and requirements were discussed.
- Matthew Murry, Panorama President and CEO, addressed Planning Commission and answered questions.
- Sylvia Jensen provided testimony in opposition of the zoning change. She said the increased density would add potentially 100 additional residents, would increase traffic, would change the look of the neighborhood, and asked about the fence and gate.
- Gail Madden provided testimony in favor of the rezone. She noted that the setbacks are adequate and that vegetation and screening would be utilized. Gail said she hopes Panorama and Planning Commission will work with surrounding neighbors.
- Marilyn Meeds provided testimony. She expressed concerns about the 80 foot height allowance as a building of that size would block sunlight to surrounding neighbors, herself included.
- Cathy Dodson provided testimony. She expressed dissatisfaction with the notification process. She said she opposes the construction of the apartment building as it will not harmonize with the surrounding neighborhood and would impact traffic.
- Virginia Baker provided testimony in opposition of the rezone as it will impact traffic and a multi-story building will block sunlight.
- Charlene Crawl provided testimony and expressed concerns about increased traffic and building height allowance.
- Scott McLain provided testimony in opposition of the rezone. He expressed concerns about Panorama displacing the residents of the mobile home park that was on the parcel in order to provide housing for wealthier residents. He also expressed dissatisfaction with the notification process.
- Matthew Murry answered questions regarding access options and traffic concerns.
- Bill Straiter, Panorama CFO, discussed different types of housing currently provided by Panorama and noted that 2-bedroom apartments are in high demand.

- Cathy Murcia, David Lousteau, and Peg Evans-Brown are in favor of holding another worksession and getting more feedback from surrounding neighbors.
 - **Peg Evans Brown made a motion, seconded by Cathy Murcia, to keep the comment period open until June 19 and hold another worksession to discuss further. All were in favor, the motion carried.**
5. **Communications and Announcements:** Cathy Murcia and Paul Enns thanked all who addressed Planning Commission.
 6. **Next meeting:** June 5, 2018.
 7. **Adjournment:** 9:15 p.m.