

MINUTES

Lacey Planning Commission Meeting
Tuesday, June 19, 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, Rick Walk, and Leah Bender.

Paul Enns noted a quorum present.

David Lousteau made a motion, seconded by David Wasson, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Cathy Murcia made a motion, seconded by Sharon Kophs, to approve the May 15, 2018, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Peg Evans-Brown reported on her attendance at the Master Builders bus tour, Quixote Village tour, Pedestrian and Bike Plan meeting, and Depot District meeting.
- David Lousteau reported on his attendance at the Master Builders bus tour and June 14 Council meeting.
- Sharon Kophs reported on her attendance at an Olympia City Council meeting.
- David Wasson reported on his presentation at an Olympia City Council meeting and attendance at the Depot District meeting.
- Paul Enns reported on his attendance at the May 22 diverging diamond interchange open house and the May 24 Council meeting.

3. **Director's Report:**

- Rick Walk noted that the June 28 Council meeting has been cancelled.

4. **Public Hearing:**

Development Guidelines Annexation Text Amendment:

- Paul Enns opened the public hearing.
- Jessica Brandt gave a PowerPoint presentation that discussed the different annexation methods, county-wide planning policies, current policies, and proposed language.
- There were discussions regarding undeveloped property and issues surrounding failing septic/water systems.
- Doug Mah, on behalf of the Thurston County Chamber of Commerce, addressed Planning Commission and urged the City to retain current policy as the proposed changes are bad public policy, unfair, and will restrict development.
- Heather Burgess testified on behalf of Thurston County Chamber of Commerce and opposes the amendment as it will place an unnecessary burden on property owners and have a detrimental effect on the local economy.
- Commissioners discussed the amendment and questioned the legality and fairness, and expressed need for more information before making a decision.

- **David Lousteau made a motion, seconded by Peg Evans-Brown, to discuss the proposed amendments further. There was a discussion about defining a timeline. Rick Walk said the amendments will be brought before the Commission at the July 17 worksession. All were in favor, the motion carried.**

5. Old Business:

Panorama Comprehensive Plan Amendment and Rezone Application:

- Paul Enns disclosed that he is a resident of Panorama. The question came up if there is a potential conflict of interest. While the proposed plan amendment does not create a direct benefit to him, there may be an appearance of conflict. Based on this, Paul announced he would abstain from voting.
- Ryan discussed the May 15 Public Hearing and shared additional public comments that were received after the agenda packet was prepared.
- Ryan noted that the main concerns raised by neighboring residents are in regard to neighborhood compatibility and traffic problems.
- Ryan went over the compatibility requirements that control number of units, development coverage, building coverage, landscaping, tree tracts, fire access, and parking.
- Ryan discussed traffic comparisons, police calls, and access to the parcel.
- Ryan noted that staff supports the proposed rezone application and requests that Planning Commission recommend the rezone to Council.
- Sharon Kophs noted that the Comp Plan and GMA policies and implementation strategies support the rezone to provide density to meet growth.
- Cathy Murcia opposes the rezone as it is not compatible with the neighborhood.
- David Lousteau opposes the rezone as it is unfair to existing neighbors and does not promote affordable housing.
- **Sharon Kophs made a motion, seconded by Peg Evans-Brown to recommend the rezone to Council. Four were in favor, two opposed, the motion carried.**

6. Communications and Announcements: The Quixote Village tour will be discussed at the next meeting.

7. Next meeting: July 17, 2018.

8. Adjournment: 9:05 p.m.