

MINUTES

Lacey Planning Commission Meeting
Tuesday, September 15, 2020 – 4:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 4 p.m. by Sharon Kophs.

Planning Commission members present: Sharon Kophs, Dave Wasson, Gail Madden, Eddie Bishop, Mark Mininger, Peg Evans-Brown, and Daphne Retzlaff. Staff present: Rick Walk, Jessica Brandt, George Smith, and Ryan Andrews.

Sharon noted a quorum present.

Dave Wasson made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting. All were in favor, the motion carried.

Eddie Bishop made a motion, seconded by Mark Mininger, to approve the September 1 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Dave reported on his attendance at last week's Council meeting.

3. **Director's Report:**

- Rick Walk reported on Covid-19 relief funds that the City has received, and how they have been distributed. Rick also discussed possible disbursements of future funds.
- Rick discussed the regional planning effort underway on the Regional Housing Action Plan.

4. **Old Business:**

HBBP, LLC Proposed Zoning Text Amendment, Project no. 19-367: Ryan Andrews, Planning Manager.

- Ryan Andrews noted that the proposed text amendment request is to change the Light Industrial-Commercial zone maximum building square footage limit from 200,000 to 500,000 square feet with some conditions.
- Ryan gave some background info and went over prior amendments to building size limitations in Hawks Prairie.
- George Smith discussed economic development issues related to building size.
- Ryan went over the site plans included in the trip generation analysis.
- Rick pointed out that regardless of the zoning text amendment, redevelopment and displacement can still occur on this parcel.
- There was a discussion on how the larger distribution buildings have impacted the area and the long term benefits of allowing it. Rick said he believes that we have met the overall objective the City had with past amendments.
- Ryan pointed out that the City has run out of big building space in the LI zone and we now need to consider if larger buildings are appropriate for the LI-C zone.
- There was a discussion about how the large distribution centers are not an enhancement or useful to ordinary citizens of the City; and the revenue, activity, property valuation, and employee wages they provide.

- Ryan discussed the sewer and stormwater requirements, and the ability to address the infrastructure issues.
- Ryan went over issues related to compatibility with neighboring parcels and setback requirements.
- Ryan discussed traffic related issues, distribution of traffic mitigation fees, the Hawks Prairie truck route, and the number of truck trips for different sized buildings and the different types of trucks that access those buildings.
- There was a discussion regarding the requirement to retain buildings on the parcel if the zoning text is amended.
- There was a discussion regarding the benefits and impacts of amending the zoning text. Ryan pointed out that the amendment is basically property specific and affects only this parcel.
- Rick introduced David Toyer and asked Commissioners if they had questions for him.
- There was a discussion regarding whether or not the applicant considered other types of uses besides logistics centers.
- Ryan said the public hearing will be held on November 17.

Urban Forest Management Plan Outreach: Jessica Brandt, Associate Planner.

- Jessica Brandt gave an update on the Plan. She noted that the focus will be mainly on education and outreach right now and discussed the outreach methods.
- Jessica went over the web page for tree information and the State of the Trees Report.
- There was a discussion about urban forest management education in the area schools.

5. Communications and Announcements:

- Rick gave an update on the Community Workgroup on Homelessness.
- There was a discussion regarding whether or not Planning Commission will meet on Election Day. It was decided that the November 3 meeting will be cancelled.
- Ryan went over upcoming agenda items.

6. Next meeting: October 6, 2020.

7. Adjournment: 5:44 p.m.