

MINUTES

Lacey Planning Commission Meeting
Tuesday, November 17, 2020 – 5:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 5 p.m. by Sharon Kophs.

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

Sharon noted a quorum present.

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

Dave Wasson made a motion, seconded by Daphne Retzlaff, to approve the October 20 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Peg Evans-Brown and Sharon Kophs reported on their attendance at the last Council meeting regarding the budget.

3. **Director's Report:**

- Rick Walk reported on the last Council worksession, which included an update on the Genesis Project for homeless students; and the City's efforts to provide community assistance in response to the Pandemic.
- Rick reported that the comp plan amendments will be on the next Council meeting agenda.

4. **Public Hearing:**

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

- Sharon opened the public hearing.
- Ryan Andrews gave an overview of the proposal and the area covered by the amendments.
- Ryan discussed the history of changes to the LI zone over the years, the public outreach methods, the Planning Commission's options, and staff recommendations.
- There were discussions regarding transportation impacts, retaining existing buildings and development agreements, the findings of fact, the applicant's motivation for the amendments, and types of employment/wages that will result in the amendments.
- Sharon opened the hearing to public testimony
- David Toyer addressed Planning Commission. He went over building size, types of tenants that will be attracted, traffic impacts, and the applicant's intent to attract good tenants.
- Joseph Slattery addressed Planning Commission and discussed types of businesses they hope to attract. He asked that Commissioners support the amendments to provide more flexibility in order to enhance the City's commerce.
- Sharon closed the public hearing at 6:16 p.m.
- **Eddie Bishop made a motion, seconded by Robin Vasquez, to refer the HBBP zoning text amendment to council for approval. Eight were in favor, one opposed, the motion carried.**
- Ryan asked Daphne to discuss her concerns and her opposition to the motion. Daphne said she continues to have reservations about increasing building size as it takes away from what she envisions for the city. A brief discussion followed.

5. **Communications and Announcements:**

- There was a question about the start time for the next Council meeting. Rick said the next Council meeting will start at 7 p.m. and went over the agenda items.
- It was suggested that affordable housing be a future Planning Commission agenda topic. Rick discussed the Housing Action Plan.

6. **Next meeting:** December 1, 2020.

7. **Adjournment:** 6:32 p.m.