

MINUTES

Lacey Planning Commission Meeting
Tuesday, April 20, 2021 – 5:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 5:00 p.m. by Dave Wasson.

Planning Commission members present: Dave Wasson, Gail Madden, Peg Evans-Brown, Daphne Retzlaff, Kyrian MacMichael, Mark Mininger, Shaunesy Walden Behrens, and Robin Vasquez. Staff present: Rick Walk, Ryan Andrews and Jessica Brandt.

Dave noted a quorum present.

Gail Madden made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting and the April 6 meeting minutes. All were in favor, the motion carried.

1. Public Comments:

- Rick Walk noted that there are several land use applications in review at this time that the Planning Commission is not involved with, and encouraged citizens to contact Community & Economic Development with any questions on those projects.
- Joseph Aptaker asked if an environmental impact statement had been done in those areas, Rick noted that is done for any type of land use review, and he can contact CED with any questions.

2. Commission Members Reports:

- Mark reported on his attendance at the climate mitigation virtual open house.
- Robin reported that she has distributed the climate mitigation postcards in many locations around town.

3. Director's Report:

- Rick thanked Commissioners for their feedback on the virtual open house
- Rick reported that at this Thursday's Council worksession, one of the agenda items will be the Council's role in the land use hearing process.
- Rick reported that this Friday is the Council annual retreat. Discussion topics will include potential partnership with COL, SMU, MJR to look at the intersection of College and 7th and a potential roundabout; briefing council on potential future new police station; and going over potential programs or community need for American Recovery Act.

4. Public Hearing:

Hawks Prairie Business District Zoning Text Amendment: Jessica Brandt, Associate Planner.

- Jessica shared a presentation with some background info and noted that applicant representative Michael Kershisnik from Thomas Architecture Studios is in attendance and available to answer questions.
- Jessica noted that the proposed amendments would allow medical and dental offices, residential uses, and increased density on smaller parcels.
- Jessica reported that staff has not received any written comments, and asked that Dave open up the hearing to public comment.
- No public testimony was given.
- There was a discussion regarding changing the wording of the 10% limitation on parcels 20 acres or more.
- Jessica went over proposed findings of fact from the staff report.
- **Robin made a motion, seconded by Gail, to refer the zoning text amendment to council with the findings of fact. All were in favor, the motion carried.**

5. **New Business:**

Lacey Midtown District Assessment and Housing Strategy: Ryan Andrews, Planning Manager.

- Ryan introduced Mark Goodman and Evan Schneider with Heartland, a real estate advisory firm that has been working with staff on the assessment and housing strategy.
- Mark and Evan shared a presentation.
- There were discussions regarding density and infill, parking challenges, transit use, affordable housing, building height and building code requirements, and mixed-use developments.
- Mark went over the strategies and answered questions.
- Ryan discussed the need for a catalyst project to kick this off, and he and Rick discussed a proposed large multi-family project for two parcels in the district.

6. **Communications and Announcements:** Rick shared a report that identified the COL as 138th overall best place to start a small business.

7. **Next meeting:** May 4, 2021.

8. **Adjournment:** 6:55 p.m.