

MINUTES

Lacey Planning Commission Meeting
Wednesday, March 13, 2024 – 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Jeff Gadman

Planning Commission members present: Jeff Gadman, Daphne Retzlaff, Kyrian MacMichael, Eddie Bishop, Gail Madden, Judith Doyle, Spencer Zeman, Elliot Kirk and Tonya Moore. Staff present: Ryan Andrews, Hans Shepherd, and Erin Skelley

Jeff noted a quorum present. Tonya read the Land Acknowledgement.

Gail Madden made a motion, seconded by Spencer Zeman to approve the agenda and February 28th minutes for tonight's meeting. All were in favor, the motion carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Kyrian thanked the Nisqually Tribe for the new scoreboards at North Thurston High School. Thursday, March 7th was the 50th Anniversary of the Boldt Decision at NTHS. Kyrian noted that it was a wonderful event that celebrated a statue of Billy Frank Jr being erected in the US Capitol Statuary. The event was also a great way to honor the salmon and ecosystem and a call for all citizens to be stewards of the land. Kyrian also asked about safeguards in place to keep some affordable housing in Lacey. She also asked how Lacey ensures public safety on bike trails. Jeff asked staff to find out more about both housing and safety on trails and bring that information to a future meeting.
- 3) **Department Report:** None
- 4) **Jeff Gadman suspended the regular meeting and opened the Public Hearing at 6:11 PM.**
- 5) **Public Hearing: Draft Neighborhood Commercial Amendments: Hans Shepherd, Senior Planner.** Hans gave a presentation on the public outreach and process associated with the development of the Neighborhood Commercial zoning amendments.

A. Seven community members made comments:

- 1) **Tyrell Bradley, LDC Engineering:** Had concerns about affordable housing outside of the Multi-Family Tax Exemption (MFTE). They can't apply for grants like non-profits; 15,000 SF contiguous would be better than 8,500 SF max per commercial building. It would be better if freestanding multifamily square footage was raised to 12,500 SF maximum.
- 2) **Matt Farrell, Tilden Apartments:** He would like greater flexibility for residential uses. Ground floor commercial wouldn't work for projects like theirs. 600 SQ for new commercial and rents won't support this. They need ground floor residential, and grocery store would not be viable on their property. There is no real retail interest and affordable housing on ground floor is too limiting. He supports MFTE.
- 3) **Janet O'Halloran:** Had concerns about Meridian Market. She mentioned that the intent section of the old code is better as written, and new language for implementation intent needs to be added.
- 4) **Margaret Green:** Margaret feels that a fifteen-foot buffer is too small. There should be a ten-foot buffer on the side yards as neighbors need more space from other activity. She would like more green space to soften the impact of a commercial zone.

- 5) **Rose Campisi:** As to the parcel of land at 41st and Marvin, a three-story building that could go up to forty feet in height elicits concern for single family homes. She also had affordable housing concerns.
- 6) **John Green:** Lacey is considered “Tree City”. He would like the tree buffers to remain.
- 7) **Allison Gabrall:** Would like any future development to integrate trees like the current Lacey City Hall campus.

B. After public comments, the Planning Commission agreed to allow the Public Hearing to remain open until March 20 at 5PM to ensure any community member who wanted to, had the chance to make written comment.

- 6) **Old Business:** None
- 7) **Communications and Announcements:** Ryan Andrews provided the Planning Commission schedule.
- 8) **Next Meeting:** March 27, 2024
- 9) **Adjournment:** 6:54 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://www.youtube.com/watch?v=A710Cyqqwqw>