

MINUTES OF THE LACEY CITY COUNCIL WORKSESSION

THURSDAY, AUGUST 25, 2022

6:00 P.M. – 9:09 P.M.

REMOTE AND IN-PERSON

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded meeting available on YouTube – <https://www.youtube.com/watch?v=XSt6-3XOy2U>

COUNCIL PRESENT: DEPUTY MAYOR MILLER, COUNCILMEMBERS COX, STEADMAN
(REMOTE), KUNKEL AND VAZQUEZ

COUNCIL EXCUSED: MAYOR RYDER, COUNCILMEMBER GREENSTEIN

STAFF PRESENT: S. SPENCE, S. KELLEY-FONG, D. SCHNEIDER, R. WALK, G. BECK,
R. ANDREWS, H. SHEPHERD, E. FONTAINE

ACTION: APPROVE WORKSESSION AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS KUNKEL AND
VAZQUEZ

QUASI-JUDICIAL PROCESS

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
GRANT BECK, PLANNING & DEVELOPMENT SERVICES MANAGER

ACTION: INFORMATION ONLY

Rick Walk, Community & Economic Development Director and Grant Beck, Planning & Development Services Manager, presented on the Quasi-Judicial process and the Lacey City Council's role.

Staff highlighted the limitations on Council's ability to respond to citizens and maintaining the appearance of fairness, and due process.

A review of the City's development review process, what other cities are doing and background information on the Quasi-Judicial review authority was provided.

Staff presented the following options to Council:

Option 1: No Change

Retain City Council as final decision on certain land use applications
(*Council involved and subject to appearance of fairness rules*)

Option 2: Board of Adjustment

Create a citizen Board of Adjustment to hear and decide land use permit applications with LUPA appeal (*Council not involved*)

Option 3: Examiner with Local Appeal

Amend process to have Hearing Examiner final decision on all Quasi-judicial matters subject to appeal to Council (*Council involved and subject to appearance of fairness rules*)

Option 4: Examiner with LUPA Appeal

Hearing Examiner final decision on all Quasi-judicial matters subject to appeal to Superior Court (*Council not involved*)

If Council considers a change in their current role, the following procedural steps would be required:

- Amend Chapter 2.32 LMC
- Amend Various Code Sections in Titles 14, 15, and 16
- Amend Chapter 1 D.G.P.W.S.
- Public Hearing and Council Action at Regular Council Meeting
- Amend Contract with Hearing Examiner

Seven (7) members of the public provided public comment, addressing the current Quasi-Judicial process.

Based on Council discussion, staff will prepare an amendment to include Option 4 for Council consideration and action.

AUDIT CURRENT ZONING WITHIN CITY OF LACEY 8:03 PM

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
RYAN ANDREWS, PLANNING MANAGER
HANS SHEPHERD, SENIOR PLANNER

ACTION: INFORMATION ONLY

Staff presented on the Neighborhood Commercial Designation Review Process.

The presentation included detailed information on the following:

- History of Neighborhood Commercial Zoning
- Site & Building Design Standards
- Current Site & Building Design Standards
- Comprehensive Plan Policies
- Commercial Centers and Nodes
- Regional Sustainability Plan
- Existing Locations

Staff highlighted and presented demographic profiles for the following eight (8) locations within the Neighborhood Commercial Zones:

- Marvin Road & 41st Ave NE
- Willamette Drive & Campus Glen (Meridian Market)
- Willamette Drive & 31st Ave NE
- College Street SE & Mullen Road SE (The Farm)
- College Street SE & 45th Ave SE
- Yelm Hwy SE & Ruddell Road SE (Thornbury Crossing)
- Yelm Hwy SE & Balustrade Blvd SE (Horizon Pointe)
- Mullen Road SE & Carpenter Road SE

A review of the Neighborhood Commercial Designation Review Process was also outlined. Staff advised the process would take 8-12 months. The process outline includes the following steps:

- Neighborhood forums
- Review comments from forums, conduct research
- Brief Planning Commission, Land Use & Environment Committee
- Develop alternatives
- Present alternatives to neighborhoods for feedback
- Brief Planning Commission, Land Use & Environment Committee
- Public Hearing & Recommendation
- Council Action

Councilmember Steadman moved to place a moratorium to pause allowance of convenience stores, gas stations, variety stores as permitted uses under the neighborhood zone until a full review and public process be conducted. No second. Motion failed.

The majority of Council directed staff to add a discussion for an emergency moratorium process and criteria to a future Worksession.

Staff recommended adding the Neighborhood Commercial Designation Review Process to the Planning Commission Work Plan. The majority of Council expressed support of the recommendation.