

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, October 6, 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, Mark Mininger, Shaunesy Behrens, and Robin Vasquez. Staff present: Jessica Brandt, Doug Christenson, and Ryan Andrews.

Sharon noted a quorum present.

**Robin Vasquez 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 Mark Mininger, to approve the September 15 meeting minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Mark reported on his recent attendance at a Pattison Lake Association, and noted that they are considering becoming a lake management district or special use district.

3. **Director's Report:** None. Sharon asked if Rick could give Commission a 5G update.

4. **Public Hearing:**

**Stormwater Comprehensive Plan Update: Doug Christenson, Stormwater Engineer.**

- Sharon opened the public hearing at 4:04 p.m.
- Doug Christenson gave a brief presentation.
- No members of the public gave testimony.
- Sharon closed the public hearing. A brief discussion followed.
- **Dave Wasson made a motion, seconded by Robin Vasquez, to refer the Stormwater Comp Plan Update to Council for adoption. All were in favor, the motion carried.**

**2020 Private Comprehensive Plan Amendments/Rezones: Ryan Andrews, Planning Manager; Jessica Brandt, Associate Planner.**

**Project #19-370:**

- Sharon opened the public hearing 4:25 p.m.
- The applicant, OSG Properties, has proposed a Comprehensive Plan Amendment and Rezone for ten parcels currently zoned Hawks Prairie Business District Business Commercial, Mineral Extraction, and Low Density Residential 3-6 to Light Industrial Commercial.
- Ryan gave a brief presentation and answered questions from Commissioners.
- Brandy Willie with OSG Properties addressed Planning Commission.
- **Kyler Danielson** with Lakeside Industries spoke in favor of the rezone application as it will satisfy the city's need for additional Light Industrial Commercial areas and provide Lakeside with more development opportunities in the future.
- Sharon closed the public hearing at 4:45 p.m.
- **Gail Madden made a motion, seconded by Robin Vasquez, to refer the Comp Plan Amendment and Rezone from HPBDBC, ME, and LD 3-6 to LI-C to Council for approval. All were in favor, the motion carried.**

**Project #20-54:**

- Sharon opened the public hearing at 4:47 p.m.
- The applicant, Ever Success Inc., has proposed a Comprehensive Plan Amendment and Rezone from Community Commercial to High Density Residential and Neighborhood Commercial for property located at 3200 Willamette Dr. NE.
- Jessica Brandt gave a brief presentation.
- Jessica noted that the applicant held a virtual meeting. Some concerns that were brought up by the attendees included compatibility, increased crime rates, and increased traffic.
- Staff supports the Comp Plan Amendment and Rezone.
- The applicant addressed Planning Commission.
- Sharon opened the hearing for public testimony.
- **James Baker** addressed planning commission and expressed his concerns regarding increased building heights as it would not be compatible with the area, and noise concerns. He asked that Planning Commission consider limiting building height and increasing buffer size.
- **Edward Steiner** addressed Planning Commission and asked about future additional access ways to I-5 North to alleviate congestion in the area. Ryan noted there are no plans at this time and discussed State and Federal restrictions that prevent that.
- **Ron Germeau**, President of Meridian Campus Residential Owners Association, expressed concerns about developments meeting the residential owners association regulations. Ryan noted that the applicant will work with them on that as the city does not get involved in that type of issue.
- Staff answered questions from Planning Commissioners regarding building height design standards and potential grocery stores in the area.
- Rich Cobb addressed the issue regarding the residential owners association.
- No further testimony was given. Sharon closed the public hearing.
- **Dave Wasson made a motion, seconded by Robin Vasquez, to refer the Comp Plan Amendment and Rezone from CC to HD-Res and NC to Council for approval. All were in favor, the motion carried.**

**5. Communications and Announcements:**

- Ryan noted a public hearing for the Shoreline Master Program will be held at the next Planning Commission meeting.

**6. Next meeting:** October 20, 2020.

**7. Adjournment:** 5:33 p.m.