

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, October 20, 2015 – 7:00 p.m.  
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Mike Beehler.

Planning Commission members present: Mike Beehler, Jason Gordon, Sharon Kophs, Carolyn St. Claire, Paul Enns, Carolyn Cox, Mark Morgan, Michael Goff, and Cathy Murcia. Staff present: Rick Walk, Christy Osborn, Ryan Andrews, and Leah Bender.

Mike Beehler noted a quorum present.

**Carolyn St. Claire made a motion, seconded by Jason Gordon, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn Cox made a motion, seconded by Cathy Murcia, to approve the October 6 meeting minutes. All were in favor, the motion carried.**

1. **Public Comments:** Joel Carlson was in attendance. He informed Planning Commission that he is interested in energy efficiency in relation to home building.
2. **Commission Member's Report:**
  - Cathy Murcia reported on her attendance at the SPSCC and EDC open house today at the new SPSCC Lacey campus. Rick Walk noted that there will be a second open house this Saturday.
3. **Director's Report:**
  - Rick Walk pointed out that the November 3, 2015, Planning Commission meeting has been cancelled. The next meeting will be November 17.
4. **New Business:**
  - Self-Introduction of New Members:**
    - Michael Goff and Mark Morgan introduced themselves.
    - Mike Beehler welcomed the new members and noted that in the interest of saving time, current Planning Commissioners will introduce themselves at upcoming meetings.
    - There was a discussion about recreational marijuana and the recent changes in the State law.

### **Housing Element Introduction:**

- Christy Osborn noted that the Housing Element was last updated in 2003, and a partial update was completed in 2008 to update demographics.
- Christy went over the GMA requirements and overall planning goals which include ensuring housing for all economic segments; making available a fair share of affordable housing; promoting zoning which allows for a variety of residential densities and housing types; encouraging preservation of existing home stock; and assuring that housing complies with local, state, and federal fair housing laws.
- Christy discussed housing policies and explained that manufactured homes cannot be regulated differently than single-family homes, and that provisions have been put in place for accessory dwelling units.
- Christy discussed the sections of the Element on County-Wide Planning Policies, Local Context, and Relationship of Housing Element to Other Comp Plan Elements; and pointed out that the City works with Thurston County, private agencies, and public agencies, to coordinate affordable housing.
- There was a discussion about the Demographics section and City vs. UGA. Christy explained that we are looking at planning for the UGA as well as the City.
- The Household Characteristics and Trends section was discussed. A suggestion was made to change the wording from "no husband present" to "no spouse present."
- There was a discussion as to whether the statistics in the Income/Employment Characteristics section are consistent with the Comp Plan. It was noted that the stats would be more relatable for comparison purposes if stats from other sources were listed.
- The Housing Profile and Analysis section was discussed. Staff noted that if we continue with current trends, the UGA population will increase more than the City.
- Christy noted that any grammatical errors can be sent to her and she will make the necessary changes to the draft Element.

5. **Old Business:**

**Envision Lacey Update:**

- Ryan Andrews went over the events in 2013 that Phase 1 of the Envision Lacey Program was presented.
- Phase 2 is now underway and presentations have been made at the Jubilee Lodge, Lacey Sunrise Lions, and Gateway Rotary.
- Ryan noted that the presentation is in a PowerPoint slide show that takes about 20 minutes and can be presented by anyone who is interested in sharing it at upcoming meetings. The presentation is also available on the City website.
- Ryan went over the results of the straw poll prioritization of the CR2 Measures.

**GMA Conversation Starter Videos:**

- Two videos were presented: "How do Council, Staff and Commission Work Together" and "GMA and Budget Decisions." A discussion followed.
- A question was posed as to when Planning Commissioners can identify themselves as a Commissioner in discussions with the general public. Rick noted that it is appropriate in most situations and encouraged Commissioners to invite the public to attend meetings. Rick said that Commissioners should avoid giving the impression that they are speaking on behalf of the Commission when expressing their own personal opinion.
- There was a discussion about the status of the street tree ordinance. Rick noted that Council has decided to go with Planning Commission's recommendation and it is moving forward. The City is working on putting a policy in place to regulate the pruning around power lines that is done by PSE.

6. **Communications and Announcements:** None.

7. **Next meeting:** November 17, 2015.

8. **Adjournment:** 9:00 p.m.