

MINUTES

Lacey Planning Commission Meeting
Tuesday, January 2, 2018 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Paul Enns.

Planning Commission members present: Paul Enns, Michael Goff, David Lousteau, Mark Morgan, Cathy Murcia, and Sharon Kophs. Staff present: Rick Walk, Ryan Andrews, and Leah Bender.

Paul Enns noted a quorum present.

Mark Morgan made a motion, seconded by Cathy Murcia, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Rick Walk presented amended minutes for the December 19, 2017, meeting. Michael Goff made a motion, seconded by David Lousteau, to approve the amended minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:**

- Michael Goff reported on his attendance at the last Council meeting.
- Sharon Kophs reported on her attendance at the Council swearing in ceremony.

3. **Director's Report:**

- Rick Walk noted that at their next meeting, City Council will elect a mayor and deputy mayor, and will confirm David Wasson to the Planning Commission.

4. **New Business:**

Nomination and Election of Officers for 2018:

- **Sharon Kophs made a motion, seconded by Michael Goff, to nominate Paul Enns as Chair. All were in favor, the motion carried.** Paul accepted the nomination.
- **Paul Enns made a motion, seconded by David Lousteau, to nominate Sharon Kophs as Vice-Chair. All were in favor, the motion carried.** Sharon accepted the nomination.

Congregational Housing for Churches:

- Ryan Andrews introduced Pastor Eric Utto-Galarneau and John Martin from Saint Mark's Lutheran Church and noted that the church has proposed providing permanent structures on church property to house homeless students. Ryan pointed out that current zoning does not allow residential uses for churches or in the OS-I zoning designation.
- Pastor Eric Utto-Galarneau gave some background information on his work with homeless housing. He explained that the church is working with North Thurston School District and North Thurston Education Foundation to identify and provide for the needs of homeless students. The church currently provides laundry facilities for homeless student use. Pastor Eric expressed a need for services for unaccompanied students who are over 18 and no longer qualify for foster care and need housing in order to finish school. The school district will vet potential residents for placement in the housing program.
- John Martin explained that the proposal is to provide a "pod" of four 300-square-foot tiny homes on church property. The pod would have a common courtyard-type area that would promote a family/community atmosphere for the residents. Each tiny home would be self-contained and designed for single-occupancy.

- There were discussions regarding how the church would regulate the housing, whether or not a zoning change is required or if a conditional use permit would be sufficient, how the City can regulate activities on private property, and how the school district will choose residents.
 - Ryan went over the items of consideration that Staff prepared for the Planning Commission to discuss. The issues include, requiring partnership with religious entity, what other populations (i.e. senior citizens) who could be served by this type of housing, design standards, utility connections, parking, buffering, densities, site security, site built vs. modular structures, allowance in other zoning designations, level of project review, and location of regulations in the zoning ordinance.
5. **Communications and Announcements:** There was a discussion regarding what the City can do to promote affordable housing, specifically with regard to cost of utility connections for duplex developments.
6. **Next meeting:** January 16, 2018.
7. **Adjournment:** 8:35 p.m.