

MINUTES

Lacey Planning Commission Meeting
Tuesday, April 3, 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, David Wasson, Peg Evans-Brown, Mark Morgan, Cathy Murcia, Mark Mininger, and Michael Goff. David Lousteau arrived after the approval of the agenda and minutes. Staff present: Ryan Andrews, Jessica Brandt, Rick Walk, and Leah Bender. Also present: Eric Phillips, Ann Freeman-Manzanares, and Matthew Murry.

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. David Wasson made a motion, seconded by Peg Evans-Brown, to approve the March 20, 2018, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:** None.

3. **Director's Report:**

- Rick Walk introduced new Associate Planner Jessica Brandt.
- Rick went over some of the agenda items for the upcoming Council worksession.
- Ryan Andrews shared a Depot District Outreach Summary and noted that there will be an open house on May 22.

4. **Old Business:**

Intercity Transit NE Lacey Update:

- Rick introduced Eric Phillips with Intercity Transit.
- Eric shared a brief film entitled "A Day in the Life of a Bus."
- Eric gave a PowerPoint presentation that discussed IT's short and long range plan review, short term recommendations, challenges, system design, route restructure service concept including proposed extension of service to northeast Lacey, and the draft service change process. A discussion followed.

Panorama Comprehensive Plan Amendment and Rezone Application:

- Ryan gave some background information and noted that the application is in regards to a 1.54 acre parcel at 1501 Golf Club Road SE that Panorama purchased recently and is proposing to change the zoning designation from Moderate Density to High Density. Panorama is also proposing construction of a 40- to 50-unit apartment building and the current zoning designation does not allow this type of use.
- Ryan went over the required design elements and the land use element goals that support the request.
- Paul Enns welcomed Panorama President Matthew Murry. Matthew explained that the proposal is being made due to high demand for housing at Panorama. A discussion followed.
- A hearing will be held on May 15.

Temporary Housing:

- Ryan noted that the city has been approached by St. Mark's Lutheran Church and Community Supported Shelters (CSS) with proposed temporary housing arrangements. As this is not an allowed use under current regulations, Planning Commission is being asked to consider amending the existing code.
- Ryan went over the differences between what is allowed in the existing regulations compared to what is being proposed by St. Mark's and CSS.
- There were several questions and concerns regarding legality of requiring religious organizations to sponsor, density, age of residents, duration of stay, and warrant checks and sex offender status.
- It was suggested that Planning Commission invite speakers with knowledge and experience regarding homeless issues to discuss at future worksessions.

5. New Business:**Development Guidelines Annexation Text Amendment:**

- Rick gave a recap of the annexation requirements outlined within the Development Guidelines and Public Works Standards that were discussed at the Council Retreat.
- Some concerns to discuss and possibly amend include making language stronger to require completion of annexation process before extending utility service and defining developed property.
- Staff will develop draft amendments to be discussed at the May 1 Planning Commission meeting.

6. Communications and Announcements: None.

7. Next meeting: April 17, 2018.

8. Adjournment: 9:08 p.m.