

**AGENDA**  
LACEY PLANNING COMMISSION MEETING  
Tuesday, August 7, 2018 – 7:00 p.m.  
Lacey City Hall Council Chambers, 420 College Street SE

**Call to Order:** 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items\*  
Approval of the July 17, 2018, Planning Commission Meeting Minutes

**Public Comments:** 7:01 p.m.

**Commission Members Reports:** 7:03 p.m.

**Director's Report:** 7:05 p.m.

**Old Business:** 7:10 p.m.

**Housing Strategy: Jessica Brandt, Associate Planner; Ryan Andrews, Planning Manager.** Staff will make a presentation to the Planning Commission on the development of the draft Housing Strategy. The Strategy will assess the current state of housing in Lacey, identify the reasons why housing is becoming less affordable, and will propose measures the City can take to address affordability issues. At the conclusion of the presentation, the Planning Commission will help prioritize strategies that the City can implement to address the issue.

**New Business:** 7:40 p.m.

**Small Cell Facilities: Jessica Brandt, Associate Planner.** Staff will present information on small wireless communication facilities in preparation for future development of code language to regulate facilities including their location, aesthetics, and permit processing.

**Joint Meeting Debrief: Ryan Andrews, Planning Manager.** The Planning Commission will discuss the August 2 Joint Meeting with the City Council.

**Communications and Announcements:** 8:55 p.m.

**Next Meeting:** August 21, 2018.

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

7/30/18

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting  
August 7, 2018**

**Packets due: August 2<sup>nd</sup>**

1. **Work Session:** Housing Strategy
2. **Work Session:** Small Cell Facilities Education
3. **Work Session:** Joint Meeting Debrief
4. **Other:** iPad Rollout

**Planning Commission Meeting  
August 21, 2018**

**Packets due: August 16<sup>th</sup>**

1. **Public Hearing:** Depot District
2. **Public Hearing:** Pedestrian and Bicycle Plan

**Planning Commission Meeting  
September 4, 2018**

**Packets due: August 30<sup>th</sup>**

1. **Work Session:** Depot District and Pedestrian and Bicycle Plan

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, July 17, 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 Sharon Kophs.

Planning Commission members present: Sharon Kophs, David Wasson, Peg Evans-Brown, Michael Goff, and David Lousteau. Staff present: Jessica Brandt, Rick Walk, Scott Egger, and Leah Bender.

Sharon Kophs noted a quorum present.

**David Wasson made a motion, seconded by David Lousteau, to approve the agenda for tonight's meeting. All were in favor, the motion carried. David Lousteau made a motion, seconded by Michael Goff, to approve the June 19, 2018, minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.

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

- Peg Evans-Brown noted that her neighborhood was quiet on July 4, thanks in part to the signs provided by the City of Lacey regarding the fireworks ban.

3. **Director's Report:**

- Rick Walk informed Planning Commission that Mark Morgan has resigned as he has taken a new job in Texas. The vacant position is open to residents of Lacey and recruitment is ongoing.
- Rick updated Planning Commission on construction projects underway in Woodland District.
- Rick noted the Joint Meeting with Council is on August 2. Items on the agenda include Pedestrian Bike Plan, Depot District Sub-Area Plan, and the interlocal agreement between Saint Martin's and Makers Space.
- The Panorama Rezone will be on the Council worksession agenda on August 16, and then a Council meeting in September, when it will be considered along with other Comp Plan amendments.
- At the August 7 Planning Commission meeting, commissioners will receive iPads and will be assigned city email addresses.

4. **Old Business:**

**Quixote Village Debrief:**

- Rick Walk asked Commissioners to share their observations from the Quixote Village Tour, and discuss issues that could apply to the development of the City's regulations regarding temporary housing.
- There was a discussion regarding how to ensure that people in temporary or transitional housing have a pathway to permanent housing. It was suggested that Staff invite a guest to address causes and conditions of homelessness.
- The recent Olympia meeting regarding tent communities was discussed.
- There was a discussion about placing focus upstream to find ways to prevent homelessness.

**Development Guidelines Annexation Text Amendment:**

- Jessica Brandt gave a brief summary of previous discussions regarding the text amendments and noted that a draft was prepared based on those discussions, as well as the testimony that was given at the public hearing.
- Jessica went over the three alternatives:

- A. No change to existing policies. This option does not solve the problems we want to address, and creates confusion.
- B. Annexation prior to being served by a City-owned utility. This option creates substantial issues for property owners
- C. Annexation of properties contiguous to City boundaries shall be annexed prior to being served by City-owned utility. Owners of properties not contiguous to City boundaries must legally commit their property to eventual annexation prior to being served by City utilities. Staff recommends this option as it strengthens the language, and solves the coordination issues of projects going through development approval and annexation process simultaneously. This option also allows properties not adjacent to city boundary to develop without having to wait for annexation.

- There was a discussion regarding the issue of public health emergency exemptions. Rick noted that language can be added to the guidelines.
- Scott Egger addressed some concerns regarding septic and sewer failures.
- **David Lousteau made a motion, seconded by Peg Evans-Brown, to recommend to Council option C, with the provision addressing public health emergencies exemptions. All were in favor, the motion carried.**

5. **New Business:**

**Regional Climate Action Plan:**

- Jessica gave an overview of the CR2--Strategy for Carbon Reduction and Resiliency Plan that was developed in 2009 and adopted in 2016.
- Jessica pointed out that the focus of the plan was on meeting carbon reduction goals for City operations and setting community wide carbon reduction goals. The City has met the operations goals but not the community wide goals.
- The plan will now be updated to reset goals and establish common baselines and target dates with partner jurisdictions.
- Council signed an interlocal agreement with Thurston County, Olympia, and Tumwater to complete Phase 1 of a Regional Climate Mitigation Plan, which focused on assessing existing policies and targets, and will make recommendations for Phase 2.
- Jessica went over the timeline of next steps. TRPC will hire a consultant, a carbon wedge analysis will be developed, strategies and actions will be developed to reach common targets, and the planning process will likely begin in 2019.

6. **Communications and Announcements:** Rick noted that since Jessica began work with the City in March, she has already completed two major projects.

7. **Next meeting:** August 7, 2018.

8. **Adjournment:** 8:38 p.m.