

MINUTES

Lacey Planning Commission Meeting
Tuesday, December 4, 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, Peg Evans-Brown, Mark Mininger, Eddie Bishop, Sharon Kophs, and David Lousteau. Staff present: Ryan Andrews, Rick Walk, and Leah Bender.

Paul Enns noted a quorum present.

Mark Mininger made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Sharon Kophs made a motion, seconded by David Lousteau, to approve the November 20, 2018, minutes. All were in favor, the motion carried.

1. **Public Comments:** Doug DeForest noted that he thought tonight's public hearing was for the Housing Strategy item and stated he would wait until after the hearing to address Planning Commission.
2. **Commission Member's Report:** None.
3. **Director's Report:**
 - Rick Walk shared that Michael Goff contacted him to say he would not be able to attend the meeting.
 - Rick reported on his attendance at meetings at the capitol campus today – a legislative land use committee worksession on annexation, and a meeting regarding housing issues.
4. **Public Hearing:**

Complete Streets Ordinance:

 - Paul Enns opened the public hearing. No members of the public were present.
 - Ryan Andrews gave some background information.
 - Ryan noted that the policy states the City's plan for a transportation system that is multi-modal, recognizes the recommendations of the Pedestrian and Bicycle Plan, is coordinated across jurisdictions, and is sensitive to neighborhood character.
 - Ryan pointed out that the draft has not changed since it was reviewed at the last Planning Commission.
 - There was a discussion regarding exceptions.
 - Paul closed the public hearing and there were no further discussions.
 - **David Lousteau made a motion, seconded by Sharon Kophs, to refer the Complete Streets Ordinance to Council. All were in favor, the motion carried.**
5. **Old Business:**

Housing Strategy:

 - Ryan noted this is the final Planning Commission draft of the Housing Strategy and reiterated that Staff would like to get more feedback before holding a public hearing. The strategy will be integrated into the Housing Element of the Comp Plan for 2019 updates.
 - Ryan went over the changes to the draft since the last meeting – action item time frames have been removed, table 19 has been removed, policies are now more action oriented, and a fact sheet has been added.
 - There was a discussion about how the actions can be measured over time to see if the plan is working. Ryan recommended that another action can be added that tracks progress.

- Doug DeForest introduced himself. He spoke in favor of the plan and said it is a good start but needs more goals and incentives for developers to build affordable housing.
- Rick went over some action items that were discussed at the legislative meeting today which included condo reform, encouraging local jurisdictions to invest funds in affordable housing, developing surplus Lacey properties to provide housing for homeless students, developing an ADU turnkey program, and updating zoning codes to include programs similar to the Conestoga huts and Quixote Village.
- There were discussions regarding connection fees and LOTT fees, and the possibility of offering low interest rate loans for connection fees.
- Ryan went over the outreach methods and noted that there has been positive feedback so far.
- Actions items will be presented to the Housing Action Team next week.
- The City will create YouTube videos to gain more interest in the issues.
- Chris Lester addressed Planning Commission and said he can get contact info for several associations and organizations that would be interested in learning about the plan.

6. Communications and Announcements:

- Paul Enns said he is unable to attend the next Council meeting, Sharon said she will attend.
- Rick announced that the Reserve at Lacey project is moving forward and should start construction in early 2019.
- Rick noted that the annexation petition for the Steilacoom Road and Marvin Road SE area is moving forward and the City will meet with Thurston County in the next couple of weeks to discuss issues and concerns.

7. Next meeting: December 18, 2018.

8. Adjournment: 8:35 p.m.