

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, January 15, 2019 – 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, Sharon Kophs, Peg Evans-Brown, Mark Mininger, Eddie Bishop, David Wasson, and David Lousteau. Staff present: Jessica Brandt, Ryan Andrews, Rick Walk, and Leah Bender.

Paul Enns noted a quorum present.

**David Wasson 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 Eddie Bishop, to approve the December 18, 2018, minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.

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

- David Lousteau shared that he is serving on a board that is working to create a non-profit music school, Sound Studios Olympia, to be located in the Carnegie Library building in Olympia.
- David Wasson said he has been attending many meetings lately regarding homelessness in Olympia.
- Peg Evans-Brown attended a Shoreline Master Program open house and shared a handout.
- Sharon Kophs said she was in Denver over the holidays and was impressed by their revitalization.

3. **Director's Report:**

- Rick Walk discussed the Rainier Vista Mobile Home Park Annexation.
- Rick reported on his presentation at the State Legislature today. He said some of the topics discussed were annexation and density.
- Rick noted that there are two vacancies on the Planning Commission as two terms have expired. The openings have been posted.

4. **New Business:**

**Nomination and Election of Officers for 2019:**

- **Sharon Kophs made a motion, seconded by David Lousteau, to nominate Paul Enns as Chair. No other nominations were made. All were in favor, the motion carried.**
- **Paul Enns made a motion, seconded by David Lousteau, to nominate Sharon Kophs as Vice-Chair. No other nominations were made. All were in favor, the motion carried.**

**2019 Work Program:**

- Ryan Andrews noted that the February 5 Planning Commission meeting has been cancelled as the Joint Council Meeting is scheduled for February 7.
- Ryan said the two major topics on the agenda will be the 2019 Work Program and the Housing Strategy.
- Ryan went over the 2019 Work Program and noted that there are no applicant-initiated Comp Plan Amendments.
- There was a discussion about increased density. Public reaction and the importance of ensuring the area is ready to accommodate the increase were stressed.

5. **Old Business:**

**Housing Strategy Development Code Implementation:**

- The draft Affordable Housing Strategy will be formally presented to Council at the Joint Meeting on February 7. The main theme will be looking at the 13 implementation items to see where Council wants to go forward.
- Ryan went over the three major implementation items and asked Planning Commission to prioritize the items into the work program.
- There were discussions regarding making item 7, Temporary Housing, a higher priority; and item 11, inclusionary zoning, a lower priority.
- There was a discussion about LOTT costs and how that affects affordable housing. Staff recommended discussing at the Joint Meeting.

**Wireless Code Update:**

- Jessica Brandt informed Planning Commission that Council adopted interim Ordinance 1538 and shared a copy of the ordinance.
- Sharon commended staff for being ahead of this issue and ensuring that an interim ordinance was in place.

6. **Communications and Announcements:**

- Rick reported on a meeting between the City and a developer who purchased the Ranchotel and has proposed a demo of the existing structure and development of 192-unit multi-family complex with 10% affordable housing included.
- Rick announced that the Reserve at Lacey project is set to start soon as the building permits have been issued.

7. **Next meeting:** February 19, 2019.

8. **Adjournment:** 8:34 p.m.