

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, April 2, 2019 – 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 March 5, 2019, Planning Commission Meeting Minutes

Public Comments: 7:01 p.m.

Commission Members Reports: 7:03 p.m.

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

New Business: 7:10 p.m.

City Manager State of the City: Scott Spence, City Manager. The City Manager will present to the Planning Commission a report on the state of the city.

Introduction to Thurston Regional Planning Council: Marc Daily, Executive Director.

The Executive Director of the Thurston Regional Planning Council (TRPC) will brief the Planning Commission on TRPC's role in the region in preparing forecasts, as a convener of local governments, and as a Metropolitan Transportation Planning Organization.

Old Business: 8:30 p.m.

Wireless Code Update: Jessica Brandt, Associate Planner. Staff will brief the Planning Commission on an update on the development of permanent regulations for small cell facilities.

Communications and Announcements: 8:55 p.m.

Next Meeting: April 16, 2019.

Adjournment: 9:00 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
April 2, 2019**

1. **Work Session:** City Manager State of the City
2. **Work Session:** TRPC (Marc Daily)
3. **Work Session:** Small Cell Update (verbal)

Packets due: March 28th

**Planning Commission Meeting
April 16, 2019**

1. **Work Session:** Capital Facilities Plan Update
2. **Work Session:** Small Cell Wireless Regulations
3. **Work Session:** Emergency Housing Facility Regulations

Packets due: April 11th

**Planning Commission Meeting
May 7, 2019**

1. **Public Hearing:** Capital Facilities Plan
2. **Public Hearing:** Small Cell
3. **Public Hearing:** Emergency Housing Facility Regulations

Packets due: May 2nd

**Planning Commission Meeting
May 21, 2019**

1. **Public Hearing:** Housing Strategy

Packets due: May 16th

MINUTES

Lacey Planning Commission Meeting
Tuesday, March 5, 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, Peg Evans-Brown, David Wasson, Mark Mininger, Eddie Bishop, and David Lousteau. Staff present: Ryan Andrews and Leah Bender.

Paul Enns 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 Eddie Bishop, to approve the February 19, 2019, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

- Eddie Bishop apologized for his absence at the last meeting.
- Paul Enns reported on the last Council meeting.

3. **Director's Report:** Paul said he met with Rick Walk earlier in the day and was asked to report that interviews were held for the open Planning Commission positions and a candidate was chosen for the UGA position. The City will continue to accept applications for the remaining in-city position.

4. **Old Business:**

Emergency Housing Facilities, LMC 16.64:

- Ryan Andrews picked up the discussion where it ended at the last meeting – Fire, Safety, and Health.
- There were discussions regarding servicing of sanitary toilets, who enforces the regulations, and possibly changing duration of emergency housing facilities.
- Ryan went over the comments received from stakeholders.
 - ORCAA has asked for additional language regarding outdoor burning to clarify that no open, outdoor burning is allowed as this is already prohibited in city limits and the UGA.
 - Department of Commerce suggested extending the duration of facilities. Planning Commissioners discussed and most were in agreement. Staff suggested a period of one year with the option of two six-month extensions.
 - Subir Mukerjee recommended limiting number of residents to 20 instead of 40. After a discussion, Planning Commission agreed that number should remain at 40 residents.
- There were discussions regarding where facilities can be located, and changing visiting hours to 7 a.m. to 10 p.m.
- Ryan said he will meet with Lacey Faith Leaders group and asked Planning Commission if there were any items in particular they would like to pass along. It was suggested that the group be encouraged to partner together to locate an emergency housing facility in Lacey.
- A final draft will be presented to Planning Commission for further discussion before a public hearing will be held.

5. **New Business:**

Low Density Residential Zone Consolidation, LMC 16.13:

- Ryan explained that the draft regulations are a priority implementation item identified in the Affordable Housing Strategy to increase density.
- Two existing zoning districts, Low Density 0-4 and Low Density 3-6, will be consolidated into one zone and will utilize the existing LD 3-6 zoning standards.
- Duplex and triplex developments on individual lots were discussed.
- The number of allowed ADUs on individual lots was discussed.
- Ryan said that staff are developing a map that will show the areas the zoning applies to. The map will also help determine where to target public outreach.
- Ryan noted that the new regulations will require a Comp Plan amendment and will be adopted with the Housing Strategy.

6. Communications and Announcements:

- Ryan announced that staff are working with City Manager to set up a state of the city address.
- David Lousteau shared some information regarding the affordability gap in Oakland, CA, compared to our area.
- It was noted that Council passed the small cell interim ordinance.

7. Next meeting: March 19, 2019.

8. Adjournment: 8:35 p.m.