

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, May 7, 2019 – 7:00 p.m.  
Lacey City Hall Executive Board Room, 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, David Wasson, Daphne Retzlaff, Mark Mininger, Shaunesy Behrens, and David Lousteau. Staff present: Ryan Andrews, Jessica Brandt, Rick Walk, 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. Sharon Kophs made a motion, seconded by Peg Evans-Brown, to approve the April 16, 2019, minutes. All were in favor, the motion carried.**

1. **Public Comments:** Kevin Pestinger introduced himself and said he was observing the Council interviews and wanted to check out tonight's Planning Commission meeting.
2. **Commission Member's Report:**
  - Paul Enns asked Planning Commissioners to introduce themselves to newest Commissioner Shaunesy Behrens.
  - David Lousteau noted that he recently watched a documentary called "Urbanized" that was presented at a planning event in Olympia. The documentary discussed transportation, transit, etc., in major cities around the world. David highly recommended the documentary and suggested that Planning Commission arrange a time to view it. Rick Walk noted that an organization called OPOP is presenting the month-long planning event.
  - Mark Mininger attended a Senior Center presentation called "Lacey Then and Now" that was very informative.
3. **Director's Report:**
  - Rick Walk reported on the joint meeting between City Council and Thurston County Commission.
  - Rick shared a memo from Mark Mininger regarding economic growth.
4. **Public Hearings:**
  - Capital Facilities Plan Update:**
    - Jessica Brandt gave a presentation that gave background information.
    - Jessica went over the highlights of the plan which included expenditures, revenue sources, and general government and parks projects.
    - No public testimony was given.
    - There was a discussion regarding how new capital facilities are created. Jessica explained that they are sometimes suggested by Council, and also by levels of service. Ryan Andrews noted that other Plans also drive new facilities.
    - There was a discussion regarding sewer capacity, in particular near Lacey lakes.
    - Paul Enns closed the public hearing.
    - **David Wasson made a motion, seconded by Mark Mininger, to refer the Capital Facilities Plan to Council. All were in favor, the motion carried.**
  - Wireless Code Update:**
    - Jessica gave a presentation that covered macro versus small cell facilities and FCC requirements regarding height limitations, aesthetics, permit process, and the shot clock.
    - There was a discussion regarding franchise agreements.

- No public testimony was given.
- Paul Enns closed the public hearing.
- **David Lousteau made a motion, seconded by Sharon Kophs, to recommend the Wireless Communications Facilities Code to Council. All were in favor, the motion carried.**

5. **Old Business:**

**Density Challenge:**

- Ryan distributed a density challenge exercise as a way to visualize density in preparation for upcoming discussions on low density residential zoning consolidation.
- Ryan gave a presentation that included examples of density and how they blend with existing neighborhoods.
- There was a discussion regarding how to ensure that properties are maintained to meet the standards of the existing neighborhoods. Ryan noted that it would not be a zoning issue, but Planning Commission can discuss.
- There was a discussion regarding requiring installation of sidewalks and frontage improvements.

6. **Communications and Announcements:**

- Paul noted that there will be two public hearings held at the next meeting, and that he is unable to attend the next two meetings.
- Peg Evans-Brown noted she will not be able to attend the May 21 meeting.

7. **Next meeting:** May 21, 2019.

8. **Adjournment:** 8:45 p.m.