

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, May 21, 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 Vice Chair Sharon Kophs.

Planning Commission members present: Sharon Kophs, David Wasson, Daphne Retzlaff, Mark Mininger, Shaunesy Behrens, Eddie Bishop, and David Lousteau. Staff present: Ryan Andrews, Jessica Brandt, Martin Hoppe, Scott Spence, and Leah Bender.

Sharon Kophs noted a quorum present.

**David Wasson made a motion, seconded by Eddie Bishop, to approve the agenda for tonight's meeting with the amendment to hear commission members' reports at the end of the meeting. All were in favor, the motion carried. David Lousteau made a motion, seconded by David Wasson, to approve the May 7, 2019, minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Director's Report:** None.

3. **Public Hearings:**

**6-Year Transportation Improvement Plan:**

- Martin Hoppe gave some background information, went over the two new projects being added to the plan, and noted the three projects being removed from the plan.
- Martin answered questions regarding a Thurston County project, items removed from the plan, and the College/22<sup>nd</sup> Ave Roundabout.
- **David Wasson made a motion, seconded by David Lousteau, to refer the 6-Year Transportation Improvement Plan to Council. All were in favor, the motion carried.**

**Emergency Housing Facilities LMC 16.64:**

- Ryan Andrews gave some background information and went over the role of the Planning Commission.
- Ryan discussed the differences between the existing ordinance and the proposed changes.
- Ryan explained that he has received comments from the public and emailed them to Commissioners.
- Ryan noted that homelessness will be a topic of discussion at the Council on the Road meeting on June 20 at Salish Middle School.
- Sharon opened the hearing to public testimony.
- Kevin Penberthy asked about screening encampment candidates, financing encampments, and if an environmental impact statement is required. He also noted lack of response by Thurston County Sheriff's Department. Ryan explained that these regulations only apply within the Lacey city limits which is served by the Lacey Police Department and has more staff than TCSO. Ryan also went over the criteria for entry as stated in the ordinance such as requiring an ID, warrant checks, keeping a log, and requiring residents to be referred by a program that coordinates entry.
- Michael Hanson said the city will just be wasting money because homeless people don't want to go to facilities where they have to follow rules. He also expressed his concerns about panhandling and noted that the city needs to enforce existing laws to deal with homeless people.
- Diane Whalen explained that she works with clergy people who work with homeless and encouraged everyone to keep in mind that homeless people are humans and many people share a lot of the same problems without the additional challenges of homelessness.
- Lynn Larsen said he thought the meeting was regarding the mitigation site.
- John Jones shared his concerns about homelessness, and noted that he attended the May 7 Thurston County Commission meeting regarding the mitigation site. He said that the City of Olympia created the

problem and is just trying to push homeless people out of their city and into Lacey. He believed there were many open buildings in downtown Olympia that could be used for encampments.

- Terry Johnson shared concerns about homeless people and said Lacey needs to enforce current laws instead of allowing a group of people to continue to live lawlessly.
- John Gylys said he owns a business on Martin Way and expressed concerns that nothing in the ordinance addresses how businesses are affected by homeless people (i.e. shoplifting).
- Wade Kiekhaefer expressed concerns about lack of consequences in encampments and would like to see the police provide protection for all citizens. He discussed a program in Rhode Island that gives people the help they need.
- Dennis Zeck expressed concerns with the way Olympia has handled homeless problems and feels that Lacey and other jurisdictions are following suit.
- Gerald Pike spoke in favor of the proposed ordinance and said it is a reasonable document and it will keep the city in compliance with proposed state legislation. He noted that he has visited camps and the residents are not the same as the individuals being discussed here tonight.
- Mary Stuart said that adding camps will increase the problem and will just enable homeless people; and that homeless people don't want to work, they just want handouts.
- Paul Hacker said that homeless people are in the position they're in because of decisions they've made, they don't want jobs, and the city should look out for its taxpaying citizens and not the people who don't contribute to society or pay taxes.
- Peggy Madsen said that moving a tent city to Lacey will fail because we need to provide brick-and-mortar housing with services, education, etc.; not just a parking lot for camping.
- Ed Weber asked about the requirement for an environmental impact statement and for a definition of emergency housing facility.
- Mary Tunis expressed concerns about the hidden costs and the need to make homeless people accountable instead of enabling them.
- Phillip Adkins expressed multiple concerns with the ordinance such as allowing visitors and overnight stays, who will validate that rules are being followed, how will warrant checks work, how to enforce the code of conduct with regard to no drugs and will there be bag checks, allowing alcohol, and mandatory 24-hour staff. He suggested requiring drug/alcohol screening and treatment. He feels the ordinance has a lot of loopholes.
- Erin Dupey said she and her family recently moved to Lacey and thought they would stay but after seeing impacts to quality of life they are not inclined to stay. She does not feel safe and feels the need to carry a switchblade when she is out by herself.
- Lesley Bell said she disagrees with removing the requirement for the host to provide a plan for reporting transition results as there will be no way to determine if the program is working.
- Karen Castillo questioned the term unit of government, asked who will pay for the camps, and expressed concerns for poor quality of leadership in the city of Olympia.
- Bob Lee asked why the host agency was opened up to any non-profit instead of only churches. He expressed concerns about the lack of restrictions on number of camps allowed in the city and feels that the camps will become permanent and not be temporary.
- Mark Nelson suggested that the camps be placed next to the community college so the residents can get training.
- Robin Jones would like to hear the Planning Commissioners' views and find out where they stand on the ordinance.
- Terry Carillo asked how many camps will be allowed and if there will be a cap.
- Scott Goodwin said he is "pissed" and begged the city not to do this as it will destroy the city.
- Kim Gylys expressed concerns about removing the requirement to notify North Thurston Public Schools.
- Sharon Kophs summed up the concerns that were raised. She noted that the comment period will be extended until 5:00 p.m., May 31.
- Ryan provided his email address for people to submit comments and said notification will be sent to those who signed in and provided contact info.
- Sharon closed the public hearing at 8:25 p.m.

- Ryan addressed some of the questions that were raised. The costs will be borne by the host/sponsoring agency. The existing ordinance limits number of camps to one, the amended ordinance has no cap. The reasoning behind this is that most churches are unable to afford the cost of housing 40 residents (maximum number allowed per camp), but a series of smaller camps may be more feasible. Planning Commission may suggest a limit if they feel it is appropriate. Ryan clarified that units of government means city, county, or state government.
- There was a discussion regarding opening up to non-profits. Ryan noted this will offer more flexibility as most churches would not be able to afford the expense. Planning Commission may limit to only churches if they feel it is appropriate, but Council has suggested that it be opened up to allow more opportunities.
- There was a discussion about how court decisions can limit what law enforcement can do as far as trespassing and panhandling. Ryan noted that panhandling is not within the scope of this ordinance.
- Ryan explained that an environmental review was completed and a determination of non-significance was issued February 2 and was published in The Olympian legal notices.
- A suggestion was made to provide statistics comparing costs of law enforcement resources when the city has no camps versus having camps, and the impact to surrounding businesses.
- Ryan explained that the transition reporting requirement was removed because there are no resources available in Lacey for people transitioning out of temporary housing.
- Ryan explained that having NTPS act as a decision maker in the process is problematic as it allows another agency to make a decision before the City does.
- Sharon noted that there are multiple groups and task forces that are working on how to deal with homelessness and that council members sit on various boards and commissions or attend meetings.
- City Manager Scott Spence noted that the public is welcome to provide comments and/or specific concerns to Council at any time. He also noted that in discussions regarding affordable housing and emergency housing, Council has directed Planning Commission to explore whatever options may be available, such as non-profit organizations that may be interested in hosting emergency housing facilities.

4. **Old Business:**

**Low Density Residential Zone Consolidation, LMC 16.13:**

- Planning Commissioners and staff agreed to carry the item over to the next meeting as time did not allow.

5. **Commission Members' Reports:** Time did not allow for this agenda item.

6. **Communications and Announcements:** None.

7. **Next meeting:** June 4, 2019.

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