

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, June 18, 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, David Wasson, Daphne Retzlaff, Mark Mininger, Shaunesy Behrens, Eddie Bishop, and David Lousteau. Staff present: Ryan Andrews, Jessica Brandt, Rick Walk, George Smith, Doug Christenson, 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. David Wasson made a motion, seconded by David Lousteau, to approve the June 4, 2019, minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Paul Enns expressed appreciation for staff and all the work and time they put into Planning Commission. Paul acknowledged that former Planning Commissioners Gail Madden and Carolyn Cox were present at tonight's meeting.
- Eddie Bishop reported on his attendance at the last Council meeting.

3. **Director's Report:**

- Rick Walk reported on the Council action regarding the camping ordinance, and noted that Council may find it necessary to approve a temporary emergency ordinance for Emergency Housing Facilities to allow the City to host overnight encampments.
- Rick gave an update on the mitigation site.
- Rick noted the Council on the Road meeting will be at 6 p.m., Thursday, June 20, at Salish Middle School.

4. **Public Hearing:**

**Affordable Housing Strategy:**

- Ryan Andrews gave some background information and shared a PowerPoint presentation.
- Ryan shared some additional comments that were received.
- There was a discussion regarding Habitat for Humanity home prices.
- A typo was pointed out where "developed" should be "developable."
- It was suggested that Action 8 be reworded so as not to give the appearance that the Emergency Housing Facilities ordinance has been approved prior to following the process for approval. Staff noted that as this document is a strategy and not an ordinance, that the Action is adequate as is.
- There was a discussion regarding median age range. Ryan noted that the issue has not been addressed directly in the strategy but can be looked into further.
- Paul Enns opened the hearing up to public testimony.
- Craig Chance, Housing Authority of Thurston County, spoke in favor of the strategy. He explained the issues regarding keeping housing affordable versus the 50% equity involved with development. He noted that it will help if the City can waive fees and provide land.
- Lisa Gillati spoke in favor of the strategy and appreciates what the City is doing for affordable housing and the homeless. She said she is the founder of Build a Bus, which converts school busses into homes.

- Joel Carlson asked about State legislation regarding condo liability. Ryan noted that it is included in one of the Actions.
- Jim Stanton said that people on fixed incomes should be included in the Real People Example section. He suggested that an action item be added to decrease the percentage of underutilized housing we already have.
- Jesse Orndorff asked how we can make sure people in affordable housing continue to maintain utilities, etc. He pointed out that the City does not have a utility assistance program, that it is solely donation based.
- Kirsten York with Community Action Council noted that her agency provides utilities assistance as well as energy efficiency programs. She recommended that the strategy focus on preventing homelessness as they will be taking over the coordinated entry program for homeless single adults on July 1.
- Gail Madden spoke in favor of the strategy. She expressed the importance of having a strategy in place to be prepared to deal with the need for affordable housing and homelessness.
- Felix Peguero pointed out that the root cause of homelessness is drug addiction and did not see that issue addressed in the strategy.
- Paul Enns closed the public hearing.
- Mark Mininger said he thinks the strategy is a great plan but has some outstanding issues that should be discussed in a worksession.
- Sharon Kophs asked how Community Action Council disseminates information about the resources they have available. Kirsten said there are lists and a website and that they work with people to discuss eligibility and provide referrals.
- David Lousteau asked if there is a way to incentivize converting single family homes with empty bedrooms to better utilize existing housing. Rick noted that these issues can be discussed during the review of the low density consolidation.
- **Sharon Kophs made a motion, seconded by David Lousteau, to recommend the Affordable Housing Strategy to Council.**
- There was a discussion regarding amending and reviewing the strategy after it is adopted.
- Eddie Bishop asked Mark what specifically it is he would like to improve. Mark said he is concerned about Action 8 because it appears we are endorsing the Emergency Housing Facilities ordinance, donation of city land, and allowing multi-family homes next to single-family homes. Sharon noted that these concerns can be addressed under ordinance reviews. Ryan explained that the strategy lists possible actions, while the ordinances are regulations. Rick noted the strategy is not a preapproval of the ordinance items. David Lousteau suggested the recommendation be made to council with a note about the public concerns regarding emergency housing. Staff stated that Council is well aware of public concerns.
- **A vote was taken on the motion to recommend the Affordable Housing Strategy to Council. Seven were in favor, one opposed. The motion carried.**
- Ryan noted that the recommendation will go to Council with the 2019 Comp Plan amendments. Work will continue on the Emergency Housing Facilities ordinance and that item may go to Council prior to the Affordable Housing Strategy.

## 5. New Business:

### **Economic Development Briefing:**

- George Smith shared a PowerPoint presentation that gave an overview of the Economic Development Element and Strategy.
- There was a discussion about economic development ethics.
- It was noted that “Lacey is Ethical” would be more of an attribute than a goal, and there was a lack of specificity on how the City will work toward achieving the goals in the element. George explained that the presentation is very much a summary of the element and the actual Economic Development Element and Strategy have much more information and detail.

- Positive feedback was given for Policy F – preparedness for a natural disaster, business roundtable, and suppliers recruitment.

**Stormwater Comprehensive Plan Update:**

- Doug Christenson gave some background information and went over the primary purposes and the three parts of the plan.
  - Doug noted that the upcoming National Pollutant Discharge Elimination System (NPDES) permit will be issued July 1 and will take effect August 1.
  - After the permit is received, staff will make adjustments to the final draft and complete the initial review. After public outreach, the draft will come back to Planning Commission in mid-August, a public hearing will be held in early September, and the update will be completed by late September.
  - There were discussions about enforcement and low-impact development.
6. **Communications and Announcements:** Rick noted that he learned of a new series of the “Seattle is Dying” documentary that will look at the Los Angeles area.
7. **Next meeting:** July 2, 2019.
8. **Adjournment:** 9:10 p.m.