

MINUTES

Lacey Planning Commission Meeting
Tuesday, August 6, 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, Daphne Retzlaff, Mark Mininger, Shaunesy Behrens, Eddie Bishop, Peg Evans-Brown, David Wasson, and David Lousteau. Staff present: Jessica Brandt, Rick Walk, Ryan Andrews, Scott Spence, 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 July 16, 2019, minutes. All were in favor, the motion carried.

1. **Public Comments:** Kyrian MacMichael addressed Planning Commission with concerns regarding City of Lacey Planning Project #18-63. She stated she has corresponded with city staff on numerous occasions and her concerns have not been addressed. Rick Walk obtained her contact information, said he will look into the matter and will contact her.
2. **Commission Members Reports:**
 - Sharon Kophs reported on her attendance at the Ruckelshaus Roadmap to Washington open house.
 - Peg Evans-Brown said she attended the open house as well and noted that there will be a follow-up meeting in the fall.
 - Paul Enns reported on his attendance at the Housing Authority Golf Club Road/14th Avenue triplex open house.
3. **Director's Report:**
 - Rick Walk noted the bus tour with Council has been rescheduled to September 5.
4. **Public Hearing:**
Emergency Housing Facilities LMC 16.64:
 - Rick gave an overview of the proposed amendments to the ordinance and the US Court of Appeals case Martin v. Boise.
 - Ryan Andrews went over the history of the ordinance and what Planning Commission has done so far. Ryan noted that provisions have been added to allow the City to provide temporary overnight shelters.
 - Ryan discussed the main concerns expressed by Planning Commissioners and the public.
 - Ryan outlined the overnight shelter regulations and clarified the section regarding fingerprinting.
 - Ryan went over the options available to Planning Commission tonight to either recommend the amended ordinance to Council for adoption with suggested sidebar items, recommend a modified version of the amended ordinance or recommend that Council deny the ordinance which would keep existing regulations in place.
 - Paul asked staff to clarify that this hearing is not associated with the Thurston County mitigation site. Staff reiterated that this ordinance applies only to City of Lacey and has no bearing on the mitigation site as it is located outside city limits. Rick noted that Thurston County Commission is still in the discussion phase of the mitigation site project and has not come to a decision yet.
 - Paul opened the hearing to public testimony.

- Judith Kennedy expressed several concerns and said that the overnight time limit will cause a hardship for the majority of homeless people because of physical disabilities and lack of storage for possessions during the day.
- Nathan Payne said he is currently homeless and discussed different tiers of homelessness. He suggested the city develop a program that requires camp residents to earn their place in the camps.
- Michael Hanson, a Thurston County resident, opposes the ordinance and thinks the homeless people in Lacey should all go to Olympia. He expressed concerns of the expense and burden on taxpayers. He said homeless people don't want to live by rules and regulations so the ordinance will not help.
- Gerald Pike commended the City and Planning Commission for amending the ordinance and said he feels it could be workable.
- Karen Costillo suggested that City of Lacey be removed from the ordinance as an encampment sponsor and expressed concerns regarding time limitations, prohibiting all drugs and alcohol, revocation process, and applicable procedures. She urges people to contribute to social services that assist the homeless instead of using City money to provide shelters.
- Lisa Gillotti said she would like to see the overnight stay time limit extended, and discussed the different reasons for homelessness.
- Jack Potter said he lives behind the Lacey Library, and would also like to see the overnight stay time limit extended. He urged the City and Planning Commission to include homeless people in discussions regarding ordinances that affect them. He would like to work with the City to open lines of communication.
- Mary Ellen Ward said she was formerly homeless and she frequents the homeless camp in the City of Lacey parking lot as she finds comfort with that community. She expressed concerns about sex offender regulations, requiring a signed agreement, age restrictions for visitors, conditional use permit, revocation, and the overnight stay limit of 7 p.m. to 7 a.m.
- Robin Jones expressed concerns about the costs involved for the City to host an encampment. She said she feels that simply providing shelter without any social services just perpetuates the problem and that the City is hiding behind the Boise decision and can choose to not abide by Federal regulations.
- John Jones expressed concerns about the cost to taxpayers if the City hosts encampments, signs, limit on the number of residents, and enforcement. He suggested that since city staff are the originators of the ordinance that the first camp should be set up on their street.
- Robert Bruce said that the 12 hour time limit for overnight sites will not work for the people who need it the most and that requiring ID or fingerprinting will be problematic.
- Catherine Frisbee said she lives behind the Lacey Library and said she feels the 12 hour time limit won't work. She noted that shelters do not work for everyone as some people are dealing with stress or trauma and need their own space. She expressed how difficult it is for homeless people to find jobs. She said the City should focus on helping people get resources they need.
- Tye Gundel said she appreciates that Planning Commission is working on a solution but noted that high barrier shelters prohibit a lot of people from obtaining help. She also expressed concerns about the 12 hour time limit and urged the city to open up the dialog to the homeless community to get their feedback.
- John Gabriel said that if the government can pay the expense of detaining immigrants, they should be able afford to house the homeless.
- Renee Savage shared that her sister is homeless due to drug addiction and mental illness. She expressed concerns about the 12 hour time limit and the need for assistance for drug addiction and mental health issues.
- Andrew Johnson made a plea for all to be compassionate.
- Mary Ellen Ward spoke again and asked that the city consider pairing social workers with law enforcement to help the homeless, and to be flexible regarding obtaining available grant money.
- Paul closed the public hearing.

- David Lousteau suggested that the overnight provisions be removed from the ordinance and be treated as a separate issue, and notification of overnight sites be expanded to the entire city rather than only a 300' radius of the proposed site with a 30 day public notice period instead of 14. He said that Planning Commission should have another option to express to Council that due to the overwhelming voice from the community and valid concerns that more work needs to be done.
- Eddie Bishop noted that nothing in the ordinance provides help for the homeless and is a basic solution for a land use ordinance. Recommending the ordinance does not prevent Council from making additional provisions to offer help and social services. He believes the 12 hour time limit should be reassessed.
- Sharon Kophs said she feels very strongly about this issue as it is a human health crisis. She recognized that the ordinance is not perfect or all-encompassing but is a start to provide shelter and safety.
- **Sharon Kophs made a motion, seconded by Peg Evans-Brown, to recommend the amended ordinance, with sidebars expressing concerns, to Council for adoption.**
- Daphne Retzlaff recommended separating the overnight sites regulations from the Emergency Housing Facilities ordinance so that Planning Commission can discuss further.
- Mark Mininger noted that a lot of concerns were raised that encampments can grow out of control and will attract more homeless people to the area. He suggested restricting eligibility to homeless people who have been a resident of Thurston County for more than a year to prevent Lacey from becoming a magnet for homeless.
- Paul Enns said he would like to see a provision added that requires providing access to RV dumps at the overnight sites.
- Eddie Bishop and Mark Mininger said they are not ready to make a recommendation to Council and would like to discuss further.
- **Sharon reiterated her motion and a vote was taken. Four were in favor, five were opposed, the motion did not pass.**
- Rick said he will schedule the item for the next Planning Commission meeting to further discuss concerns.

5. **Communications and Announcements:** None.

6. **Next meeting:** August 20, 2019.

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