

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, October 15, 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, David Wasson, Mark Mininger, Sharon Kophs, Peg Evans-Brown, Shaunesy Behrens, David Lousteau, and Daphne Retzlaff. Staff present: Jessica Brandt, Ryan Andrews, 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 Lousteau made a motion, seconded by Sharon Kophs, to approve the meeting minutes of September 17, 2019. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Mark Mininger reported on his attendance at the last Council meeting.
- Sharon Kophs reported on her attendance at the last Council meeting.
- David Lousteau noted he received some negative feedback from a citizen who was a resident in the Lacey City Hall parking lot regarding the way the city handled the removal of the residents.
- David Wasson reported on his attendance at the last Council meeting.

3. **Director's Report:**

- Ryan Andrews reported that Lacey MakerSpace will have a Grand Opening Event from 4 to 6 p.m. tomorrow.
- Ryan also noted that there will be a Community Meeting on the Main Street Permitted Parking Area from 6:30 to 8 p.m. tomorrow in the Lacey Council Chambers.

4. **Public Hearing:**

**Low Density Residential Zone Consolidation:**

- Paul Enns went over the Planning Commission's role and public hearing procedures.
- Ryan gave a presentation with some background information and factors that helped shape the proposed amendments, such as the Housing Element goals, Affordable Housing Strategy Actions and Initiatives, and the need for affordable housing and an aid in the prevention of homelessness.
- Ryan shared examples of different types of multi-family dwellings and the ways they can be designed so they will blend with the surrounding neighborhood.
- Paul opened the hearing to public testimony.
- Randy Todd is not in favor of the amended zoning and feels it will have a negative impact on quality of life and property values. He stated that he doesn't want to see neighborhoods change as a result of more rental units.
- Chris McAnnally is not in favor of the amended zoning and feels it will cause problems with street parking, increased traffic, and lower property values.
- Bill Orton is not in favor of the amended zoning and agreed with previous speakers, and feels it would increase property taxes. He was concerned that the amendments would lead to more AirB&B uses and ultimately contribute to human trafficking.

- Robert Anderson is not in favor of the amended zoning and suggested it be applied to new developments and not to existing neighborhoods.
- Roger Prengel is not in favor of the amended zoning and feels it is unfair to residents in the affected areas. He stated that he believed that the amendments would favor developers. He noted there is a social aspect that needs to be considered and hopes the city will not force the issue.
- Donna Armitage is not in favor of the amended zoning and feels it is unfair and will negatively impact traffic, schools, and roads. She also noted that the newer multi-family developments are being built too close to the street and does not think the city should have allowed that.
- Jeff Brostrum is not in favor of the amended zoning and feels it will have a drastic effect on existing neighborhoods. He felt that instead of focusing on existing neighborhoods, additional density should have been required in the Hawks Prairie area 5 to 10 years ago.
- Charles Main is not in favor of the amended zoning and feels it is a breach of trust, is unfair, and will be detrimental to existing neighborhoods.
- Catherine Murray is not in favor of the amended zoning and feels increased zoning and required removal of trees will have negative impact as it did to her when a neighboring subdivision was developed, and that the city should have done a better job of notifying the public about the hearing.
- Patricia Williams is not in favor of the amended zoning and feels that the photos of multi-family examples provided in the presentation will do nothing to help homelessness.
- Ed Hinkle is not in favor of the amended zoning. He said he purchased his home because of the large lots in the neighborhood and increased zoning will change that. He said he feels that lower rent will not help homelessness.
- Shar Yates is not in favor of the amended zoning and feels that increased density will not help homelessness.
- William Allinger is not in favor of the amended zoning and does not want to see increased population like as was his experience in LA County.
- George Whitney is in favor of the amended zoning. He said he owns income property in Lacey and would like to convert duplexes to townhomes as a way to provide affordable housing which would benefit the community and assist first-time home buyers.
- Rick Trenner is not in favor of the amended zoning and hopes Planning Commission will take into account all the negative feedback from the public. He feels the amendments cater to developers and that the city did a poor job of notifying the public about the hearing.
- Bruce Bentson is not in favor of the amended zoning and hopes Planning Commission listens to the public comments.
- Amber Huffstickler noted there is a lack of representation of the younger generation of residents and would like to hear from a better balance of people who will still be living in the city 30 years from now.
- Benjamin Brotman would like to see more affordable housing available for the younger generation of residents and thanked Planning Commission for their efforts in finding a solution.
- Paul closed the public hearing and asked Commissioners for questions and discussions.
- David Lousteau said he would like to see how other areas have been affected by this type of zoning change with regard to property values and property taxes. David asked who Planning Commission is here to serve – existing residents, future tenants, or developers; and feels the Commission's duty is to serve existing residents first.
- Sharon Kophs explained that Lacey is out of buildable land and that something needs to be done to provide affordable housing, and that the issue isn't only about homelessness or social problems but is also about land use and how to provide for the community as there is not enough affordable housing to accommodate population growth.
- Mark Mininger noted that the vast majority of public comments came from people who purchased their homes for a reason and it is unfair to change the zoning and cause a negative impact on existing residents.
- Peg Evans-Brown would like to see data regarding traffic and parking from other jurisdictions that have mixed density zones.

- Daphne Retzlaff asked for clarification on existing zoning and proposed amended zoning. Ryan explained that the number of units allowed applies to units per acre, not units per lot. Ryan also went over past zoning changes that have affected lot size and density and explained that it is market and economy driven.
- Shaunesy Behrens expressed concerns that if nothing is done now we will look back and regret it.
- Paul Enns noted that a current pressing issue is how to accommodate the growing population and that Planning Commission has to look at long term needs and balancing property owner rights. Paul suggested continuing the discussion at a future worksession before making a recommendation to Council. Paul said he appreciated all the public comments and their adherence to the structure of the public hearing.
- **Sharon Kophs made a motion, seconded by David Wasson, to continue the discussion of the Low Density Residential Zone Consolidation to a future worksession. All were in favor, the motion carried.**

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

6. **Next meeting:** November 5, 2019.

7. **Adjournment:** 8:55 p.m.