

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, November 5, 2019 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the October 15, 2019, Planning Commission Meeting Minutes

Public Comments: 7:01 p.m.

Commission Members Reports: 7:03 p.m.

Director's Report: 7:05 p.m.

New Business: 7:10 p.m.

Intercity Transit Update: Ann Freeman-Manzanares, General Manager. Intercity Transit will provide an update to the Planning Commission on the roll-out of transit to Northeast Lacey scheduled for March as well as other plans and programs currently under development.

Old Business: 8:10 p.m.

2020 Work Program Development: Ryan Andrews, Planning Manager. The Planning Commission will continue discussions on topics or issues that will inform the development of the Planning Commission's 2020 work program.

Communications and Announcements: 8:55 p.m.

Next Meeting: November 19, 2019.

Adjournment: 9:00 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
November 5, 2019**

- 1. Work Session:** Intercity Transit
- 2. Work Session:** 2020 Work Program

Packets due: October 31, 2019

**Planning Commission Meeting
November 19, 2019**

- 1. Work Session:** 2020 Work Program
- 2. Work Session:** LD Zone Consolidation

Packets due: November 14, 2019

**Planning Commission Meeting
December 3, 2019**

Packets due: November 27, 2019

**Planning Commission Meeting
December 17, 2019**

Packets due: December 12, 2019

Future Items: Hawks Prairie Business District History
NE Lacey Industrial
Indoor Sports Facility Feasibility

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.



PLANNING COMMISSION STAFF REPORT

November 5, 2019

SUBJECT: 2020 Work Program Development

RECOMMENDATION: The Planning Commission will continue a discussion to list and prioritize items for the 2020 Work Program.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Community and Economic Development Director
Ryan Andrews, Planning Manager *RA*

ATTACHMENT(S): 1. 2019 Adopted Work Program
2. Brainstorming List from September 17 Meeting

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:**

September 17, 2019 Planning Commission Meeting

BACKGROUND:

Early each year the City Council and the Planning Commission hold a joint work session to review a docket of work program items. Prior to the joint work session, the docket is finalized in preparation for presentation and adoption at the meeting. For 2020, the Planning Commission has started developing a list of possible topics to add to the docket. The discussion was started at a meeting on September 17th (see Attachment 2).

The purpose of this work session is to continue to develop the draft work program list and discuss how these items should be prioritized.

2019 PLANNING COMMISSION WORK PROGRAM

1-7-2019

Plan Amendments		Proposed By:	Description	Anticipated Start - Completion Date	Staff Lead
Priority	2019 Plan Updates				
High	Housing Strategy	Land Use/Housing Element	Identify the factors that go into affordable housing and offer tools that the City of Lacey can use to address the issue. The Planning Commission has held a series of worksessions in 2018 studying the issues around housing. Worksession topics included: demographics, housing costs, wages, models for tiny houses and encampments, and tour of Quixote Village and the social, economical and health issues around homelessness. Staff has developed a draft housing strategy document that outlines potential strategies the City could consider to address housing issues for the full spectrum from market rate supply, low income affordable and homelessness.	Housing Strategy to be adopted into Housing Element with 2019 Comp Plan Updates	Ryan Andrews
High	Regional Climate Action Plan	TRPC	In December 2017, discussions occurred between the Cities of Olympia, Tumwater, and Lacey about participating in the development of a regional climate action plan. The Cities and Thurston County entered into an interlocal agreement to fund phase 1 of the coordinated effort. Phase 1 documents the baseline activities each jurisdiction has taken to date related to climate action measures, identifies a baseline emission year, target reduction year and outlines a scope of work for Phase 2. Phase 2 is the development of the regional climate action plan. Phase 2 is anticipated to take a year to develop with staff resources dedicated to participate in the regional technical committee and public participation efforts. The four jurisdictions will contract with TRPC to facilitate the planning process and managed the consultant contract.	Start: Fall 2018 Complete: June 2020	Jessica Brandt
High	Martin Way Corridor Study	TRPC	TRPC on behalf of Thurston County, Intercity Transit, the City of Olympia and City of Lacey was awarded a Federal Surface Transportation Block Grant in the amount of \$452,750. Combined with the local match of \$70,660, the total project amount will total \$523,410. The purpose of the grant is to fund an interjurisdictional study of the Martin Way Corridor from Pacific Avenue in Olympia to Marvin Road in Lacey. The purpose of the study is to address bicycle and pedestrian improvements (building off Lacey's Plan), corridor safety, transit facilities, access management, neighborhood connectivity and land use. City of Lacey's match is in kind staff resources as a member of the steering committee and providing baseline information.	Start: January 2019	Ryan Andrews
High	Utility Comprehensive Plans	Public Works	Complete an update to the Water Comprehensive Plan and a new utility plan for reclaimed water.	Start: Underway Complete: Summer 2019	Brandon McAllister
Medium	Capital Facilities Plan	Annual Requirement	Complete the annual update to the Capital Facilities Plan to coordinate and schedule utility, transportation, and other capital improvements.	Start: Spring 2019 Complete: Summer 2019	Jessica Brandt
Medium	Annual Six Year Transportation Improvement Program Amendment	Annual Requirement	Review and hold a hearing on the 6-year Transportation Improvement Plan (TIP). This is a required item that will be scheduled for Council's action by July of each year.	Start: Spring 2019 Complete: July 2019	Martin Hoppe
Medium	Parks and Recreation Plan - Recreation Component	Parks Element	Update the Parks Plan to include a recreational program component.	Status: Underway Complete: August 2019	Jen Burbidge
Medium	Land Capacity Analysis - 8 Year Update	GMA, Land Use and Housing Elements	1) Evaluate existing commercial and industrial land use designations and provide additional areas to meet the land demand projections for the planning period. 2) Review and update the development standards to include strategies and provisions that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwellings, and inclusionary zoning. 3) Review land designations to provide for an adequate supply of mixed-use and higher density development patterns.	Status: Underway Complete: 2020	Ryan Andrews
Medium	Shoreline Master Program Update	Shoreline Management Act	Update the shoreline master program by June 30, 2020 statutory deadline. Initial efforts to collect information on deadline requirements, collection of baseline information, and formulate process.	Start: July 2019 Complete: June 2020	Ryan Andrews

2019 PLANNING COMMISSION WORK PROGRAM

1-7-2019

Priority		2019 Joint Planning			
High	City of Lacey and Thurston County Joint Land Use Plan for the Lacey Urban Growth Area	GMA/CWPP/MOU	Work with Thurston County staff and Planning Commission to review and adopt the Comprehensive Plan for the Lacey UGA. Address issues specific to the unincorporated UGA that include: require sewer for all new development; increase minimum density requirements for MD and HD zones, reviewing agricultural designations within UGA and identifying "Urban Holding Areas" in the Pleasant Glade and McAllister Geological Sensitive Areas.	Start: To Be Determined Complete:	Ryan Andrews
Priority		2019 Code Updates			
High	LMC 16.68 Wireless Communications	Utilities Element/Federal FCC Regulations	Review and update siting and design standards for wireless communication facilities and permit timing requirements in accordance with recent changes to federal law. Address siting criteria for large and small cell facilities.	Start: January 2018 Complete: Spring 2019	Jessica Brandt
High	Alternative Housing Regulations	Housing Strategy	Implement a recommendation of the Housing Strategy to modify codes to allow nonprofits or faith-based organizations to host small encampments, tiny home villages, or other types of monitored, supportive housing meant for temporary occupancy with social services available.	Start: January 2019 Complete: Summer 2019	Ryan Andrews
High	Low Density Residential Zone Consolidation	Housing Strategy	Implement a recommendation of the Housing Strategy to amend Low Density Residential zones to reduce minimum lot sizes, lot widths, and density minimums will help increase density in older, central neighborhoods, which are near utilities, transit lines, services, and jobs.	Start: January 2019 Complete: Summer 2019	Ryan Andrews
Medium	Inclusionary Zoning	Housing Strategy	Explore extending fee waivers to the private housing sector with the requirement that a certain percent of affordable homes and units be built as part of the project or fees waived only for those units dedicated as low income.	Start: To Be Determined Complete:	
Low	Commercial Zone Consolidation	Land Use Element/ Economic Development Element	Identify and consolidate similar commercial zoning districts with associated update to zoning map, zoning code, and comprehensive plan. Address necessary modifications to Mixed Use High Density Corridor zone based on the findings of the Martin Way Corridor Study.	Start: To Be Determined Complete:	

PC Brainstorming 09/17/19

- Dig deeper into inclusionary zoning as a strategy for housing affordability
- Discuss strategies to get more starter homes built
- Evaluate the Light Industrial/Commercial zoning area's square footage limits
- Future land use – what's the market going to do? And what's our vision?
- Parks and recreation as it connects to economic development
 - Sports complex
 - Aquatic center
 - Performing arts center
- Connection between livable wage jobs and land use/zoning
- Developing a clean technology economic development strategy